

## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



### Roll Call

Board of Supervisors	David Sullins, Chair
	William S. Davis, Vice Chair
	Cathy Binder (remote participation)
	Bryan Metts
	Kenneth Stroud
Board of Directors	Cathy Binder, Chair (remote participation)
	Lee Rowbotham, Vice Chair
	William Davis
	Bryan Metts
	David Sullins
Administration	Matthew Smolnik, County Administrator
	Dan Hamilton, General Manager
	Richard Stuart Sr., County Attorney
Staff	Kimberly Cook, Lavita Cobb, LaVern Dillard, Jaci Fish, Captain Steve Lynd

### Call to Order, Invocation, Pledge & Public Comment

**0:00:01.6 David Sullins:** I call the Board of Supervisors meeting to order

**0:00:01.8 Lee Rowbotham:** I call the King George County Service Authority Board of Directors to order.

**0:00:02.6 David Sullins:** We're going to have the invocation led by Supervisor Metts, followed by the Pledge of Allegiance. Would y'all join us?

**0:00:19.2 Bryan Metts:** Let's pray. As we gather here today, we pray that we remain mindful of opportunities to serve our fellow citizens and our community. Keep in mind our enduring values. Exert our efforts in those areas and on those things that generations can build on with confidence. Let us continue to strive to make a better King George. Amen.

**0:00:41.1 ALL:** Amen.

**0:00:44.4 ALL:** I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

**0:01:07.8 David Sullins:** Thanks, everybody, for joining us tonight. We're about to open up public comment. Comments will be limited to three minutes per person to allow everyone to speak.

**0:01:22.2 David Sullins:** Thank you. Any amendments to the agenda? We do have one.

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**0:01:33.5 Lee Rowbotham:** Can I make the amendment here, or do I wait till the Board of Directors? I want to amend to remove the Service Authority SA-O1-12, the MOU between Dahlgren West and King George Service Authority.

**0:01:46.6 William Davis:** Second.

**0:01:47.5 Bryan Metts:** Second.

**0:01:52.3 David Sullins:** Properly seconded. Any discussion?

**0:01:57.3 David Sullins:** All in favor?

**0:01:58.5 William Davis:** Aye.

**0:01:59.8 Bryan Metts:** Aye.

**0:01:59.8 Cathy Binder:** Aye.

**0:01:59.8 Lee Rowbotham:** Aye.

**0:01:59.9 David Sullins:** Chair votes aye. Motion carries.

**0:02:03.1 Matthew Smolnik:** Mr. Chair, if I may add one more amendment.

**0:02:05.7 David Sullins:** Yes.

**0:02:06.4 Matthew Smolnik:** Possibly after public comment, I would ask for one to two minutes to introduce some of my new public-facing staff members, if that's

**0:02:14.0 David Sullins:** Yes, please.

**0:02:14.6 Matthew Smolnik:** Thank you.

**0:02:15.4 David Sullins:** Thank you. Now, we'll do public comment. Comments will be limited to three minutes per person to allow everyone to speak. Please provide your full name and district when submitting your public comment so that it may be appropriately included in the public record. And I would also advise you, keep in mind there are a few public hearings tonight, three actually, and there'll be a public comment time for each one of those. So you're encouraged to hold off until those hearings actually occur. But this is your time. Use your three minutes as you see fit. We didn't have a sign-up list for this period. Is there anyone in the audience who would like to make a general public comment at this time? Ms. Lovell?

### Public Comment

**0:03:01.3 Anna Maria Lovell:** Hi, my name is Anna Maria Lovell, and I live in Presidential Lakes. I want to wish you a Happy New Year and hope you had a wonderful Christmas. Well, some of you have been in the office for a year now, and one of you for eight years, and one of you is just starting.

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Welcome, Mr. Brian Metts. It's the start of the new year, and the people of King George want you to make the best decisions for the county, such as ensuring the Service Authority pays its debt. I had not heard a report from the Finance Department. Also, it would be nice if all of you worked together and remembered that you work for the people of King George, and that you need to be transparent and tell them what you are doing. Also, I would like to remind you that only county residents are eligible for a decal. I recommend that new residents in King George register their cars and pay the fee for the first decal when they move. I have heard stories of decals being given out without verifying residency. I see cars and trucks from Texas, North Carolina, and Florida at the landfill. We need to keep control of the landfill. The Department of Revenue should not just give the decal to anybody. Also, I want to say that the people working at the landfill are doing a fantastic job. It's always clean and well-kept. Also, which of these builders is obsessed with building more townhouses in King George? The city of Fredericksburg and Stafford County are full of townhouses. Do they want our county to look like Stafford County? Please disapprove townhouses on the... I'm sorry on Arnold's Corner. They will cause more congestion for the cars coming from the 121 new families in an already congested area. Make it for long traffic lines in Route 3, Hoover Drive, and Roosevelt Drive. In addition, VDOT plans to make an entrance from Hoover Drive to Route 3. A right turn only for some people who want to go left to do a U-turn at the high school. Okay, that's it. Thank you for listening to me.

**0:05:32.6 David Sullins:** Thank you, ma'am. Do we have anybody else who would like to make a public comment? Yes, Ms. Moncure.

**0:05:39.7 Tudy Moncure:** I'll be quick. Tudy Moncure, James Madison. I'm speaking as a citizen and not as a member of the Planning Commission. First off, I want to thank the current board for all that you do and for listening to the citizens of King George. Your leadership is noted. And while talking to many neighbors, we have learned of years of distrust of previous boards. Many are reluctant to speak, fearing they won't be heard. I genuinely believe that this board can make a difference. Thank you.

**0:06:11.3 David Sullins:** Anyone else? Come on up, Arn.

**0:06:19.3 Arn Eliasson:** Good evening. Arn Eliasson, James Madison. I ask you to heed the warnings from Loudoun, Prince William, Stafford, Hanover, and Orange counties. Virginia is under siege by applications that threaten to pave over our farmland forever. If approved, these monoliths will obliterate the open landscape that defines the Northern Neck. The open acreage along Kings Highway is our front yard. Would anyone willingly park a row of significant box buildings with roaring industrial cooling units in their own front yard? The pressure to develop is predatory—coming from developers and outside capitalists. People who do not live here view our open fields and wooded lots as cheap land. As our farmers retire, these opportunistic ventures are pricing the

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next generation out of farming. If the county rolls out the red carpet with tax incentives and permissive rezoning, then sells us on the promise of data center revenue, we will soon learn that it was an empty promise. Revenues frequently fall away, fall way short of projections, leaving residents to manage the fallout. Noise 24/7, 15 years of construction noise and dirt. More traffic lights on Route 3. The comp plan does not legally require the board of Supervisors to rezone agricultural land for industrial use just because an outsider bought it. The comp plan is a proposal, not a suicide pact. In fact, our current comp plan is considered outdated and is being rewritten. I urge you all to hold the line. We must decide today what King George will be like in 20 years, or outside developers will decide for us. Thank you for listening.

**0:08:18.4 David Sullins:** Do we have other public comments at this time? And we've had a few people just come in. We do have public hearings coming up. You're welcome to make general public comments at this time, but if it's specific to the public hearing, I encourage you to wait for that time.

**0:08:33.5 Elena Prokus:** Hello, my name is Elena Prokus. 6083 Neptune Court, King George, Virginia. My family has had a second home at Fairview Beach since 1985. I am here to discuss the application to change the zoning for a large 300-plus-acre property at the intersection of Bloomsbury Road and Kings Highway. A majority of that tract is A1 Agriculture Preservation. And I emphasize the word "preservation" in the submission or developer's request to change the zoning to industrial. If my analysis is correct, approximately 38% of King George is zoned for agriculture. The existence of agriculture not only gives King George its beauty, but also preserves an industry that is disappearing rapidly. Because of King George's large A1 acreage, the county will be popular with developers in the future. Proffers are often offered. Later, there are requests to amend the proffers, and the county suffers as a result. Please vote against this change, or at least defer it, and proceed with caution. I am also concerned about the environmental impact of a large data center. Birchwood Run appears to be part of or close to the application. The Rappahannock, which I kayak on, is close by. Eagles, egrets, and other wildlife are abundant there. What would happen if you changed to a more industrialized industry? If you want to see what happens after a data center is built, drive by the dump on Eskimo Hill in Stafford County. The devastation of the mature forests, ecosystems, and waterways is horrible. The natural drainage will likely interfere with Birchwood Run, either through it or in its vicinity. Preservation of our ecosystem is not frivolous. It is our survival. And science backs that up. There are so many issues, too many to discuss here. But I would like to ask you: would you prefer, or would you want me to ask, that one of these structures, including backup generators, be visible from your home? Please consider this as you vote. Thank you.

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**0:11:16.9 David Sullins:** Thank you, ma'am. Do we have anyone else who is interested in making public comments? And I will remind you, we do have public hearings coming up where you'll be able to talk about the data center. Come on up, Ms. Payne.

**0:11:45.5 Rose Payne:** Rose Payne, 15123 Hazelnut Lane. I have a quick question. I'm wondering what you plan to do with the property where the middle school used to be. It's all cleared off with what looks like a bus that's broken down. I mean, that's a nice piece of ground. And I see where you'll be selling property. I was just wondering if you have any plans for that particular piece of land. Thank you.

**0:12:19.3 David Sullins:** That's fine. Come on up. We've got some time.

**0:12:43.9 Mike Rutherford:** My name's Mike Rutherford. I live at 7434 Kings Highway. I've been in this county for about 30 years. I've seen the good, the bad, and the ugly. I've seen you dig holes and fill them up with water. I've seen you put a power plant up, and then you take it down. And all the while, you keep getting trash trucks in the county. Because I know, I live on Route 3. I see them all the time. This data center is probably a godsend for King George's County because it could benefit the kids there. You could have a technical institute right there. That way, these kids could have a future. And I love flowers. I know there's a flower farm. But if you're going to ask me to choose between my kids' education and flowers, I think I would choose the education. And it being in the front yard of King George, I sit there, right there on Route 3 every morning, and I watch the traffic go back and forth. I see it leaving King George more than I see it coming through. So if the data center were gracious enough to come in here and work with us, you could form a joint venture and help these kids make a lot of money. You don't have to dig any more holes in the ground. Or maybe it might take one or two trash trucks off the road. But I think it would be a good thing. And that's my public opinion. So thank you for letting me share.

**0:14:35.4 David Sullins:** Thank you, sir. Anyone else?

**0:14:49.3 Lillian Swain:** My name is Lillian Swain. I'm actually a resident of Stafford County. But you could throw a stone from my house and hit the Madison district of King George. I live right along the Route 3 corridor. And tonight, I want to talk about the power grid. As you know, PJM is the largest power grid supplier in the United States. It's 67 million customers, including you, me, and everyone in this room. Dominion Energy and Northern Neck Electric Co-Op are two utilities on this grid. This year, for the first time in 15 years, PJM is anticipating a power supply shortage across the 13 states it serves. And why the shortage? Everybody's favorite word so far is data centers. Unlike Dominion Energy, utilities like Northern Neck must, by law, provide the power that data centers require. They have no choice. They must build the infrastructure to supply the power. And those costs are passed on to all of us. I just got my power bill last week. It was enormous, as many

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others have found. A massive 25-acre electrical substation is proposed on Route 3, just across the line in Stafford County. Residents don't need this outsized substation. Data centers do, including those proposed in King George County. You'll be talking about one of them later tonight. The giant, skyscraping, high-voltage crack-and-loop is proposed to run through five neighboring counties in Virginia, including people's yards and over schools. The megawatt capacity of this crack and loop is needed for data center development, not for residential use. You, the Board of Supervisors, are not empowered to approve or disapprove the crack and loop. That's a state-level decision. You can't wave your magic wand, reduce my utility rate, or lower my power bill. Again, that's a state-level matter. But what you can do is decide whether you want to contribute to the power grid supply shortage and the related strain on your residents' pocketbooks.

**0:17:22.1 Lillian Swain:** If you approve all the data centers that are proposed for King George's County, you are contributing to the power grid problem. You, the Board of Supervisors, do have the power to decide on a problem or a solution, enable or prevent. Please think long and hard about the data center later on the agenda and whether we really need all the data centers proposed in King George's County. You do have that power. Please use it wisely.

**0:17:58.9 David Sullins:** Thank you, ma'am. Anybody else? Did anybody get any correspondence? You want to take yours? You want to hold it off until then? Are you going to hold off until then?

**0:18:23.6 Kenneth Stroud:** Yes.

**0:18:23.9 David Sullins:** Okay, cool.

**0:18:25.1 Bryan Metts:** Sorry, I've got one. So I think VDOT is in the room tonight. I did get some feedback, just passing along. A couple of residents from Cleydael said thank you for repairing the potholes on Dahlgren Road in front of Cleydael. That's it for now.

**0:18:42.7 David Sullins:** Thanks. Oh, we got a new one.

**0:18:45.0 Will King:** Hey, how y'all doing today? Good. Good. My name is Will King. I am a resident of Stafford. Now, the reason I am here today is that we actually have an asset in common. It's called the Rappahannock Regional Jail. And there are a lot of things I could say, but I think the thing that's most important for us to understand right now is that we have a crisis of legitimacy in this country. It's in a lot of places, okay? This crisis of legitimacy can be found in almost every single institution in America, including the justice system. Now, the fact that the lack of legitimacy has basically found its way into the courts is a real, real problem. Right? And not just the courts, but just the entire justice system. Okay? I know we want to believe that our law enforcement and our courts are acting in accordance with the law and in a way that is just and proper. But we have evidence that isn't true. Now, I could speak about that evidence right now, but honestly, I don't really have the time. But what I do have the time to tell you is that you are all being put on notice. Right? And

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at the end of the day, we will all meet our maker because I find it so strange. I've always found it very strange how people will say, I believe in Jesus Christ. I think he has saved my soul and forgiven the sins of the world. And yet, we still act in accordance with why Jesus came down from heaven in the first place. You see, in that time, law and order were abundant, an abundance of punishment. Christ. The thing that was so revolutionary about what he said was that he said, "No, we all deserve forgiveness, not just from God, but from one another. When we forgive people, we allow them to become better. And do you know what happens when you throw somebody inside a cage? You don't give them many opportunities to become better people. And you're in fact making the future of our communities much weaker because you're taking a whole ass person and you're throwing them in a cage and you're like sitting there. They get out, you're like, I don't understand why they didn't get any better. Does any of that make sense? Okay? Here's what I'd like you to do. This is one thing you could fix. You could double your spending on medical labor if they're understaffed. Okay? Just spend your dollars. Okay? There'll be more.

**0:22:03.6 David Sullins:** Right. Any other comments? Mr. Dines? Anybody online?

**0:22:14.6 Chris Dines:** Yes, Mr. Chairman, there is.

**0:22:16.1 David Sullins:**

**0:22:17.9 Chris Dines:** TM, can you please give your public comment, please?

**0:22:23.5 David Sullins:** Yes, got you. Loud and clear.

**0:24:30.9 Ms. Teri Morgan:** This is unacceptable. I was personally denied the opportunity to present a three-minute PowerPoint. And yet, these companies can show whatever they want. That's why citizens often avoid these meetings. After all that, some board members speak to them condescendingly and make derogatory remarks. Many citizens are highly educated businessmen who understand business well. Many hold degrees that would impress most. But most importantly, every citizen has a right to be heard, respected, and considered necessary by these groups. In closing, I request that any board members who are holding meetings with companies for fewer than two stops must be three. And these meetings must be documented appropriately. The citizens of King Georgia did not vote you into office for personal agendas. We voted for you to listen to the will of the constituents. I'm not asking you to explain these actions, as not all of you have disrespected your constituents in this way. Lastly, the fear-mongering about subdivisions on AI properties needs to stop. Citizens need to realize and be told by you that 10-acre lots are what subdivisions have to be divided into in King George, and rooftops are not what the BOS wants. The statement that this project must be done or subdivided is disingenuous and must be stamped out. Thank you.

**0:25:44.8 David Sullins:** Thank you, Ms. Morgan. Mr. Dines, do you have anybody else?

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0:25:52.6 **Chris Dines:** No, Mr. Chairman.

0:25:54.2 **David Sullins:** Thank you, sir. I'll close public comments now and hand it over to Mr. Smolnik.

### Introduction of KGC Staff: Mr. Tyler Henderson and Mr. Kyle Critzer

0:25:59.9 **Matthew Smolnik:** Thank you, Mr. Chairman. It's my distinct pleasure to introduce a couple of new staff members. You're going to see them out in the community. Some already have. Two gentlemen are sitting in the front row, flanking Ms. Southall; the gentleman on the right is Mr. Kyle Kritzer. Kyle grew up here in King George County. He is exactly what a county administrator wants to see in an employee's growth. Kyle is now in the community engagement department. He started part-time at the library. Then you may have recognized his face as he sat in Community Development for a year plus as a permit tech. And now he moved into community engagement, helping Amy with tourism. So, just exactly what a county administrator wants to see in the growth of an employee, you'll see Kyle at many upcoming events here. The other gentleman to Ms. Southall's right is Mr. Trey Henderson. He was hired as the business retention and expansion specialist for the Economic Development Department. If you're looking for a guy to hit the ground running, this is the guy. I had him out on BRE (business retention and expansion) visits in his first week of work, handling it all on his own. Come up with all the questions to ask. Hey, Matt, what do you think? I'm like, perfect. So, he's been out there hitting the streets, running, working hard for the county. And a fun fact about Trey: on the side, he's a DJ and an MC so that you may see him there. And I think he does some work for the FredNat Stadium. So, you'll see both of these gentlemen around. I just wanted to introduce them to the board and to the public. Going to be key assets here for both Mrs. Southall and me. Thank you, sir.

### Member Board Reports

0:27:33.9 **David Sullins:** Thank you. And welcome aboard, y'all. Move on to board reports from the members of the board. Mr. Rowbotham.

0:27:46.3 **Lee Rowbotham:** I'm just going to move it on for the evening. We've got a lot to do.

0:27:49.1 **David Sullins:** Sounds good. Metts?

0:27:54.7 **Bryan Metts:** Biggest one, had a meeting with a constituent. As we look at overall space needs, we're moving some things around because we're losing the VoTech building. To do what we want with that space, which will impact some Parks & Rec programs. And so we have a lot of random space. And I think we'll work as... I'll pass this on to Mr. Clark and make sure we're being creative with all the random little spots we have that maybe some of those programs can end up in. So thanks.

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0:28:27.0 David Sullins: Mr. Stroud.

0:28:39.1 **Kenneth Stroud:** Appreciate the folks coming out tonight. I think the comments regarding the data center will be addressed later predominantly. On the 8th of January, I had the pleasure of visiting the Northern Neck Technical Center. Did that with Supervisor Sullins and a couple of school board members, Ms. Kathy Hoofer, and Mr. Ed Frank, as well as Superintendent Mr. Jesse Boyd, and some other school members. We toured the facility and really had a... It was really a good tour. If you haven't been out there before, which I haven't, they do a lot of great things. One thing I really liked was that the staff set a good example for the students; they were very engaged. They clean their own space. They don't hire any staff they don't need. So they work with the students. The students work on repairs to the building, electrical maintenance, and whatever else needs to be done. The students use the trade they're learning to make those repairs as well. So it was an excellent visit, and I'm hoping we can bring some of those things to the county with our own Vo-Tech as we grow it here. On 13 January, I attended a meeting with Supervisor Metts and Mr. Smolnik about what used to be open roads, renewables, now they're called... They're Hanwha. I think they were sold to the company Hanwha. And that meeting essentially centered around the work that they're working on with the failed solar effort in Shiloh; there was really nothing other than that they're working on modifications. They got a new crew, and they've really got some, I think, enhanced planning with that. That's all I'm going to cover for now. Thank you.

0:30:42.0 **David Sullins:** I failed to mention earlier that Ms. Binder is homesick tonight, but she is joining us online. So, Cathy, are you ready with your board report?

0:30:54.2 **Cathy Binder:** Yes. I just wanted to wish everyone a very successful new year. And I will keep my comments, so I don't lose my voice. Thank you.

0:31:01.5 **David Sullins:** Thank you. And Mr. Davis.

0:31:05.5 **William Davis:** Thank you, sir. Thank you, everyone, for coming out. Anne Marie, Trudy, Arn, the loyalists who are always here, we appreciate you. A couple of questions. Ms. Payne, you asked a question about the property over there. In the future, the plan is to connect the road Foxes Way and extend it all the way to that property. There will probably be more schools, and they will basically be like a bus loop. We'll get all those buses off of there, which really cut down on traffic. So they'll have a way to go from school to school. That's really... It's going to become one of the next school campuses in that area, whether it's an elementary school, preschool, or something else. We want to tie it all together so we can have one shop right there, where all the schools in that area will be located. So we don't plan on selling that property. We plan on using it. Data centers. She's right. All the data centers being built in Orange, Loudon, and everywhere else are driving up my power bills right here in King George. The problem is that we get all the pain but

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Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



none of the gain. So you've got to pick kind of what you want. Do you want houses there? It was back in the early 2000s, late '90s... A solar farm was going to be put on that property. And the people came out against the solar farm. They didn't want a solar farm there. Understandably, you don't want to look at a solar farm. So now the future's coming up. So it wants something else to be there. It is agricultural, but in the comp plan, it's designated for industrial use. It is agricultural. And the reason why it's agricultural is that you're not going to charge a farmer industrial taxes on his property. So you designate it for industrial as per the comp plan. So, everyone who bought property there who moved there, at the end of the day, if they didn't check that, I'm sorry if your realtor didn't tell you that, because it's been designated industrial for a long time. The comp plan was pretty old, given where the industry in this county was headed. You know what that would look like if we didn't want a solar farm. People come out, and some say, "We don't want a data center; we're going to incur the cost because the data center is going to be built somewhere in King George." Now, the one thing this board is fighting about is that no water is coming out of our Rappahannock River to cool any data center that's ever approved here. It's just not going to happen. No water's going to come out of the ground, that of our aquifer, because we care about our water. And that's one thing they're not going to put their hands on or touch. So they're going to figure out their differences, their sources for that, and whether Dahlgren West was approved. It's an air-cooled system, so no water is used except for flushing their commodes. And there are only a few... There aren't that many employees who are there every day. There were mistakes made in Loudoun and other counties that we've seen, which is why Amazon came here, and we rejected it. We rejected. Because they wanted to take 200 million gallons of water up our Rappahannock River. Of course, I'm not letting anyone destroy the river and destroy our environment, destroy our town. But we do have to look at ourselves and say, what do we want it to be? Do we want to be cut up into houses? And that would raise taxes and require more police and fire, would still... What are we going to do to bring in the revenue to support all those things? I can't keep tapping you on the shoulder, saying, "Hey, constituent, can we raise your taxes? Because people don't want to pay more taxes either. So, you got to get a kind of... We had to look at it holistically and say, "How are we going to pay for the new schools? How are we going to pay for the upgrade to this courthouse? Do we get to pay to build another VoTech Center? How are we going to pay off a courthouse? \$40 million. How are we going to pay for those things? How are we going to expand these buildings? Because expansion's coming, and we've got to figure out how we're going to do that, and what's the most logical way to do that, and what's going to set this county up for the future. And it is about the kids. It's about the kids. And some people say, well, it's about the kids in this area. My way is to make it about the kids: I don't want to pass on my debt so they can't afford to live here. Because that's what's happened to generations that are here right now. The kids I went to school with can't afford to live here right now. The cost of living is way too much. There's

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



no place for them to live. There are no jobs for them to take on. They have to live somewhere else. Everyone has problems, and there are a bunch of issues, and we have to learn, in a sense, that not everything will be exactly what we want. And I'm keeping an open mind about it. But I'm also not sold on anything. And Ms. Terry Morgan called in. I've had many... I've known Terry forever. I've also, in the same way, sat down for dinner with people in green energy, sat down with Ms. Morgan, and had dinner with you to talk about solar farms, and I've had phone calls with you about solar farms. So, having us all looped in as if no one's answering your calls isn't really pleasant. And, as a matter of fact, when I was chair, I remember there were photos all over this room over here, where I let you put up an entire display and put on a whole show to explain why we don't need solar farms. So I think I've been very, very fair in that matter. We can't... Three minutes per person is because we don't know exactly how many people will show up, and we have been gracious, allowing people more and more time to speak and occasionally going over time limits. We've also allowed people to come back up and speak. Most of the conversations you'll see are first-time ones; you're seeing us have them right here in front of you. There's been no decision made on anything. And I hope, honestly, that we're not planning to make a decision tonight. I want to reiterate that, on behalf of myself and the board, I do my best every day. I do the best I can for the people of King George. I ran for the people of King George. My motto was From King George and For King George, because that's why I ran. This is my town. There are enough people who came here, and for some reason, when people got off the board, they became realtors. And when people moved away, and they got into where they were going to make money, and that's not what I'm trying to be about. I'm trying to do what's right for our county and set us up for the future. And there are tough decisions that not everyone's going to like or agree with. But I promise you this: when you speak to me, I do hear you. Just because I disagree with you... We've come to this point in our country today: if you disagree with me, you don't hear me. I still hear you. I hear your concerns. And your concerns weigh on me. And at the end of the day, for every person who comes up to me and tells me they're against something, I have people come to me and tell me they're for something, and that weight falls on us. That's why we did it. I'm not complaining about it. That's why I ran for the position that I'm in right now. And there are some decisions you don't look forward to making, either way... They weigh on you. They're heavy. When we turned down the solar farm, there was a young lady who wanted to put a sheep farm on that. And when she stood right here in front of me with tears in her eyes, it broke me. It was not easy, it was not easy to do, and I didn't... There was no selfishness. There was no decision made beforehand. It was made in the moment based on what I thought was best for this county. Thank you.

**0:38:27.9 David Sullins:** Thank you. And I'll give you my report real quick. Engagements that I've had over the last couple of weeks. I enjoyed the trip to the Northern Neck Technical Center with Mr. Stroud and some members of the school board, and got to see most of the programs there.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



There are many cool options we can bring to our CTE program as the building develops and is built out, and we also got to meet and have breakfast with one of our residents. She's a local realtor who's concerned about the progress on the ZOTAC recommendations and their current status. FAMPO policy meeting, planning commission meeting. I got to go to that. And then finally, the Historical Society dinner last Friday night. That was a lot of fun. So I want to thank them for inviting us to that. There are a couple of things I want to bring to your attention. I appreciate the enthusiasm here tonight. Everybody is here. Please take this information back with you. And it doesn't just apply to King George's county, but I've seen a lot of chatter. I've heard a lot of chatter, seen a lot of chatter, Facebook, you name it. You're probably familiar. The newly seated folks in Richmond who just took office didn't waste any time pushing an agenda that's inconsistent with what voters here in King George have made clear. They put forward forced state constitutional amendments. They passed both the Senate and the House of Delegates. Those measures will now be put to a referendum. You get to vote on it. As someone who spent my entire adult life either in uniform or out of uniform, somehow serving the Navy, our military, and our right to vote, it means a lot to me. My kids know they will vote, or they'll be written out of the will. Okay? So it's important to me that you use that opportunity. Those measures will be put to a referendum. Three of the measures will be brought before us in the November election. However, one's going to be coming up for a vote in April. This item seeks to allow the state officials to redraw congressional districts. Suppose another state redraws its congressional map mid-decade for reasons other than complying with a state or federal court order. In other words, if Texas, California, Florida, Delaware, you name it, does something, it could trigger a reason for our state to realign our districts here as a means of balancing things. The authority would apply only to congressional districts, not to state legislative lines, but it could shift our congressional representation to 10-to-1 in favor of one party over the other. The measure is expected to come as a referendum in April. I'm not going to tell you how I think you should vote, but I will urge you to vote. This imbalance is not what we're about. In the most recent elections, we were closer to 50:50, not 10:1. So when this comes up in April, get out and exercise your vote. Another thing that I've seen a lot of lately on Facebook is the concern about the "gun grab" and restrictions on our Second Amendment rights and stuff like that. There's been a lot of encouragement for us to reiterate that we are a Second Amendment sanctuary county. Mr. Davis led the charge on that. I think the previous board voted on your second-to-last meeting of last year. It was re-voted or Yes, basically reinforced before Mr. Davis stepped away from the chair. That's been taken care of. So I hope you're aware of that. I hope you're comfortable with that. But yes, these are some essential things to take home. And again, if I didn't mention it enough the first time, vote, please vote. Now, we'll move on to the consent agenda. Do we have a motion?

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



### Consent Agenda

0:42:24.7 William Davis: I make a motion to approve the consent agenda as presented.

0:42:30.1 Bryan Metts: Second.

0:42:30.2 David Sullins: We have a motion properly seconded. Do we have any discussion? By roll call, Ms. Binder?

0:42:39.2 Cathy Binder: Aye.

0:42:41.3 David Sullins: Mr. Stroud.

0:42:42.3 Kenneth Stroud: Aye.

0:42:43.3 David Sullins: Mr. Metts.

0:42:44.1 Bryan Metts: Aye.

0:42:45.2 David Sullins: And Mr. Davis?

0:42:46.0 William Davis: Aye.

0:42:46.7 David Sullins: Chair votes aye. Motion carries. Do we have any constitutional law officers present who would like to speak to us tonight? No?. I'll hand it off to Mr. Rowbotham to chair the board of directors meeting.

### BOD Consent Agenda

0:43:07.0 Lee Rowbotham: Thank you, Mr. Sullins. With that, I will open the consent agenda for the board of directors. Do I have a motion?

0:43:16.7 David Sullins: I move that we approve the consent agenda as presented.

0:43:20.8 William Davis: Second.

0:43:22.4 Lee Rowbotham: Motion properly seconded. Any discussion? , nothing heard. We'll take this to a roll call vote. Mr. Sullins?

0:43:31.1 David Sullins: Aye.

0:43:32.6 Lee Rowbotham: Mr. Davis?

0:43:33.2 William Davis: Aye.

0:43:34.3 Lee Rowbotham: Mr. Metts?

0:43:34.4 Bryan Metts: Aye.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**0:43:35.2 Lee Rowbotham:** Chair votes aye. Motion carries. Next on the agenda is the public hearing this evening. The King George County Service Authority Board of Directors will now hold a public hearing, properly advertised, to receive public input regarding the proposed sale of King George County Service Authority surplus real property at tax map 14 Alpha-2-Y, located in the Fairview Beach area, and tax map 23 Alpha-4-1 Alpha, situated in the Presidential Lake subdivision. I'll first ask for the staff report. Mr. Hamilton?

**0:44:20.3 Dan Hamilton:** Good evening. Not exactly sure what I'm supposed to provide in this. Other than that, I can confirm that I have not received any public or written comments regarding the proposed sale of surplus property. I believe I provided the board with copies of both appraisals for the property's value. And I recommend that, if we don't receive any further public input, we proceed with a sealed-bid sale. I could propose a date, potentially Tuesday, February 10th, at 4 PM, when we would accept sealed bids. And the board could move forward accordingly after I've had a week to evaluate the bids at the Feb 17th board of directors meeting. That suffice?

**0:45:13.1 Lee Rowbotham:** I believe so. Are there any questions?

**0:45:16.0 Bryan Metts:** That's next.

**0:45:18.0 Lee Rowbotham:** So, with that, I will now open the floor for public comment. Public comment is limited to 3 minutes per speaker to ensure everyone has an opportunity to speak. Please state your name and address before you make any comment. Anybody for public comment? Mr. Dines, do we have anybody online?

**0:45:41.1 Chris Dines:** No, Mr. Chair.

**0:45:44.3 Lee Rowbotham:** Thank you. And with that, I will go ahead and close public comment.

**0:45:48.9 Richard Stuart:** And Mr. Chairman, the public hearing us or the public hearing?

**0:45:52.9 William Davis:** It's the hearing.

**0:45:53.7 Lee Rowbotham:** Public hearing. Yes. Thank you. , so now that the... Upon completion of public comments, we close the public hearing. I will now bring the matter back to the board for any consideration. Is there any action anybody would like to take this evening? Any motions?

**0:46:23.4 William Davis:** I think the action proposed is good. Are you looking at a date to get together to take sealed bids?

**0:46:34.7 Lee Rowbotham:** Tuesday, February 17th.

**0:46:37.7 David Sullins:** Do we need to vote on that, or can we just come to a consensus?



## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**0:46:48.8 Matthew Smolnik:** Can you repeat that? And Dan, I don't want to be stepping on your toes. I'm just trying to help Richard Stuart out here.

**0:46:57.6 Lee Rowbotham:** So I believe the motion is to go ahead and accept sealed bids by Tuesday, February 10th, allowing another week for review from the general manager to bring any proposed further actions to the board on February 17th.

**0:47:20.7 Bryan Metts:** I'll second that motion.

**0:47:22.2 Lee Rowbotham:** Motion properly seconded. Any further discussion? Does this have a roll call? by roll call vote. Mr. Sullins.

**0:47:31.0 David Sullins:** Aye.

**0:47:31.7 Lee Rowbotham:** Mr. Davis.

**0:47:32.2 David Sullins:** Aye.

**0:47:32.7 Lee Rowbotham:** Mr. Metts.

**0:47:33.4 Bryan Metts:** Aye.

**0:47:34.2 Lee Rowbotham:** Chair votes aye. Motion carries. Next on the agenda is a presentation. Mr. Mark Inboden from Inboden Environmental Services for the monthly utility report.

### Inboden Environmental Services

**0:47:51.0 Mark Inboden:** Good evening, members of the board. Good to see everyone here at the start of the new year. We'll start with our utility report. As the slides are being brought up, we have some matters to discuss regarding the water and wastewater sides. On the water side, we had some issues with the circular system, both involving some of the wells supplying it. Well, two, we faulted that well. The maintenance team is working on that. We have increased our monitoring frequency, visiting the facility more often to ensure the water levels in the system are maintained at safe, adequate levels. Circle one: Well had an instrument failure due to a frozen sensor from cold temperatures. A simple fix is put a heat lamp on it to manage the freezing temperatures. All the other monthly bacteriological samples were collected and passed per VDH regulations. On the wastewater side, we are seeing some interesting characteristics at Dahlgren. These influent characteristics show high loading of fats, oils, and grease, or FOG. They're also showing high levels of septic or anoxic wastewater entering our system. Preliminary laboratory results indicate that more than 2000 BOD is entering our wastewater treatment plant. For reference sake, typical residential influent wastewater should be around 300. And so we're treating multiple times greater than what a facility of Dahlgren's design is capable of. To that end, we've invited one of our trusted vendors, Maryland Biochemical, which has conducted microanalysis of our floc and is looking at

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



chemical recommendations to address this. Additionally, testing is ongoing. In Oakland Park, TKN concentrations exceeded the permit limit. These also stem from influent waste streams that exceed the wastewater treatment plant's design capacity. Additionally, a recently installed DO sensor malfunctioned. The DO sensor essentially ramps up and down the blower of the wastewater treatment plant. The blower is what provides air to the biological process. And that is the heartbeat of a wastewater treatment plant. If that is not functioning as designed or intended, negative consequences will be seen. And that's indeed what we saw at Oakland Park. Fairview Beach, Hopyard, Purkins, and everyday operations. No concerns there. They all passed permit levels. Dahlgren is currently exceeding permit limits under the wet-weather general permit and the general nutrient permit. But in Oakland Park, we did have TKN violations in December. So that's it for my report. We provide a monthly packet; it's about a 30-page report. A lot of good information is packed in there. But happy to break down anything that you have, any questions that you have, we can expound on that further.

**0:51:23.0 Lee Rowbotham:** Anybody have any questions?

**0:51:26.4 David Sullins:** Real quick, regarding the FOG, maybe like two years ago, we had a real push on reducing FOG coming into the system. There was somebody assigned to that. Always better to get ahead of this problem. Are you guys assigning somebody the responsibility of going back out to businesses?

**0:51:46.9 Mark Inboden:** So, currently that's on the county.

**0:51:48.5 Dan Hamilton:** Yes, that wouldn't be an Inboden issue. That's a collection system issue. Unfortunately, the individual hired to do that hasn't worked here for about a year. We made a new hire a few months ago to operate our pump truck, which is kind of the start of that. That's an oil and grease problem. But some of the information you see there, about events in December or early January, is probably due to maintenance issues that backups could have prevented. And then things go septic, sitting in the collection system. And then they come through in a flash, essentially, rather than being in a regulated amount. This is part of the reason we've got \$4 million in bond money to upgrade the Dahlgren system. And I'm going to address that in a second in my report.

**0:52:32.2 Bryan Metts:** Thank you

**0:52:36.6 Lee Rowbotham:** There are no further questions.

**0:52:38.7 Mark Inboden:** Thank you all.

**0:52:39.2 Lee Rowbotham:** Thank you, Mark. Moving on, we will turn this over to Mr. Hamilton for the general manager's report.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



### General Manager Report

**0:52:47.6 Dan Hamilton:** Good evening, folks. My name is Dan Hamilton. I'm the general manager of the King George County Service Authority. First, I want to thank Mark Inboden for that comprehensive report. Secondly, I want to thank them for their responsiveness and coordination. To be clear, we have a contract operator for our water and wastewater plants, which do not include the water distribution system and do not really include the wastewater collection system. That is something that we have to do collaboratively. And there's been immediate communication about some of the issues we've seen at the Dahlgren plant, in particular. And there's been an effort, at least internally, to identify what may be causing this. Part of the issue is the lack of staff and people to perform the maintenance we need on the collection system. And we were working on that. Another thing is that some serious upgrades are required at the Dahlgren Wastewater Plant. We're not currently under any consent order with the state to do those upgrades, but that was identified before my time here. Bowman Engineering was hired to conduct a preliminary study, and we now have them under contract to help us develop a four-step plan. And that includes the expenditure of the \$4 million in bonds that were collected, I believe, in late August or early September. So I'll be reporting more on that later. But that is one of the upcoming large-scale projects we're going to undertake. It is the largest wastewater plant in the county, and we could potentially approach the folks at the Dahlgren base to create a mutual aid agreement. I know they have their own wastewater plant there. I want to work on a partnership with them so that we can provide redundancy for each other. But beyond that, I do want to report on a couple of different things quickly. And I know it's late tonight. Everybody has lots to say, and you've got bigger things on your agenda. But since we're already talking about engineering construction projects, there is also the current effort to upgrade the Hopyard Wastewater Treatment Plant. That project is running about on time. It's due to be done by November of 2026, which I can't believe we're already in 2026. We're about 49% of the way through the time to do that project. I think it was a 430-day project, and we're about 30% of the way through the amount billed. We're catching up from the beginning, when there was a lot of mobilization and not much activity. It's time to really put the pedal to the metal. But at the moment, the project is on time. That's a \$6.35 million project. Sorry if I'm not keeping my mouth close enough to the microphone here. But anyway, there's also another project, the Purkins Corner Force Main and Water Main project. Spratt is executing it, I believe. That project is \$8.5 million. You'll see quite a bit of activity along Route 3 between the Hopyard area and the courthouse area here.

**0:55:41.3 David Sullins:** That project is about 82% complete in terms of time and about 75% complete in terms of build. We expect that project to be completed in April. If any of you have noticed the activity near the Food Lion, it's related to both projects and should be wrapped up within the next couple of weeks. We're making some upgrades to our pump stations there. They'll

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



connect to this collection system. Regarding compliance, Mr. Inboden just reviewed a couple of recent developments at the wastewater plants. There are a couple of permits that are up for renewal in 2027. In fact, there are four of them for four of our systems. We're working on those water withdrawal permit applications. We're going to need to hire some engineering support. Several things have been required. Those permits were initially issued, or at least last issued in 2017. So they renew every 10 years. In the future, I believe they will renew every 15 years. But they require extensive information, some of which we don't have readily available, and we'll have to collect. And I'll be reporting back to you about that.

**0:56:48.1 Dan Hamilton:** Also, in terms of other administrative issues, I believe at the last meeting and the meeting before that, I did report that we had sent out lead and copper letters related to people who had unknown service line materials, which basically means we can't identify what the water line that feeds your home from the meter to your house is made of that belongs to the customer. The service authority doesn't need to have those records. This was initially required by the EPA, I believe, due in September 2024. The original inventory was due, and then letters went out saying, " Hey, we've identified that your property has a lead service line, which there are none in King George that we're aware of, or we identified that your property had a service line of unknown materials, which meant that we didn't have records. And you got a letter that basically stated the health effects of lead. The EPA mandates this.

**0:57:40.1 Lee Rowbotham:** Mr. Hamilton.

**0:57:41.3 Dan Hamilton:** I'm sorry, you have a question?

**0:57:42.0 William Davis:** Yes, I do. I want to reiterate because I think the letters that went out were a little confusing.

**0:57:47.7 Dan Hamilton:** I'm sure they were.

**0:57:49.3 William Davis:** Just because I saw just the way people responded to them, and oh, great, we have lead now, and we pay for this. And so people thought the letters were telling them they had lead pipes and lead in their water. And so I took several phone calls and emails just reassuring people that the letter was not saying that you do. It said that, back in the day, when your house was built in the 1970s or 1980s, we didn't know what pipes were being run through it. But to reiterate, we haven't found any of that to date regarding lead pipes in King George. Is that correct?

**0:58:24.0 Dan Hamilton:** That's correct, to be crystal clear on this. And I apologize. I know it's confusing. The Safe Drinking Water Act has been around since 1973. I believe it was around 1992 that they implemented the Lead and Copper Rule, which required water systems to begin testing for both lead and copper in drinking water because of the apparent health effects we don't need to discuss now. But a few years ago, I think in 2022, they updated that rule. They call them the

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



Lead and Copper Rule Improvements, I believe. And it required all public water systems in the country to conduct an inventory of service line materials, both those on the service authority's property and those on the customer's property. In other words, where we make the connection at the meter, from the meter to the residence or the meter to the commercial structure, that's private. We're not responsible for that pipe. However, it was built before 1972. It's possible that lead solder was used because the EPA banned it in 1972. So, theoretically, it is no longer sold in hardware stores. People didn't use it. But other things could expose you to lead in your drinking water. However, what we're talking about here is something we test for. We've never had a result that exceeded the maximum contaminant levels. We're talking about parts per billion here. However, if we cannot identify your service line material, in other words, if we don't have the record, it doesn't mean you have a lead service line. It means we have to send you a letter stating your lead service line... I mean, your service line material is unknown. And then we have to send that letter that describes the health effects of lead. The EPA mandates that language. We cannot change it in the future. I can tell you we will send a cover letter with that letter because I know it was confusing. It was sent out for the first time last year because this is a new rule. Of course, I wasn't here last year. It was sent out again this year. And unfortunately, I didn't get to it ahead of time, or I would have prepared a cover letter this year. But roughly 500 or 600 of them were sent out through the various systems. I know you all have received inquiries. I've received inquiries in the office. I'm always happy to speak with people and explain this directly, as it can be confusing. But what we're saying is we can't tell you that you don't have a lead service line. I can tell you with 99.9% certainty you probably don't. But if we can't say for sure that you don't, we have to send you that letter.

**1:00:59.4 William Davis:** Maybe we need to send out another letter.

**1:01:03.2 Dan Hamilton:** I hope that clarifies for people. I apologize for that confusion. I know there was some social media uproar. I'm not a party to that. I don't participate in that. But I don't want there to be any confusion or for people to think that we don't take your public health very seriously. This is a federal law, and this is what I'm paid to do. So, in any case, I hope that clarifies. Does anybody have questions about that? And I'll hit one more topic and call it a report.

**1:01:28.1 William Davis:** No. Thank you. Thank you for explaining it very well. Thank you.

**1:01:30.1 Dan Hamilton:** Okay, you're welcome. And again, people, if you've got questions, please get in touch with me. I will speak with you candidly. I can present you with the test results. We do a consumer confidence report once a year, which is also on the website. It's required by law. It tells you everything we've had to test. And if we've ever exceeded a maximum contaminant level, we would have to notify you, if not sooner, through that report. So I've had some inquiries about that. Not a lot, but some. And I'm always happy to clarify. Last but not least, billing. We just sent

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



out the bimonthly bills for January. There was some administrative change in the system that worked with our billing system. We sent out the bills. They didn't apply the amounts to people's accounts. So they got their bill. If they were swift and went online within 24 hours, there was no charge on your account. You can pay the bill now. You'll have a credit until our system charges the invoice, or you can wait. It's just an administrative thing. I think it should have been resolved this afternoon. Unfortunately, the billing company was closed yesterday, or we would have fixed it yesterday as well. Last but not least, we've had two sewer backups and two water leaks so far this year. One of those sewer backups was the one we already discussed. It happened at Food Lion. That, Mr. Davis, I believe you observed. We got that cleaned up pretty quickly. It was related to grease. The other one was at a maintenance hole in the Dahlgren area. That had roots in the maintenance hole. Needs maintenance. And then we had two water leaks. Both occurred this past weekend. They were both in the same neighborhood, where a company was installing an underground power cable. They clipped one of our water lines twice. So other than that...

**1:03:16.0 William Davis:** You said the one in Dahlgren was grease?

**1:03:18.3 Dan Hamilton:** The one at the Food Lion...

**1:03:20.1 William Davis:** That was grease?

**1:03:20.4 Dan Hamilton:** Related to grease. This basically clogs up the collection system. The more it clogs up, the quicker it clogs up. It gets worse and worse and worse until some of it starts to bubble up through a maintenance hole. We went in there and cleaned the whole thing out.

**1:03:33.5 William Davis:** Do we know who is depositing that in there?

**1:03:36.2 Dan Hamilton:** Well, we got a pretty good idea, but I'm not going to state anything publicly. That is something. There are requirements for commercial establishments to deal with pre-treatment. That's something we need to step up our efforts on.

**1:03:49.4 William Davis:** Yes, sir.

**1:03:51.5 Dan Hamilton:** Anyway, I think that concludes my report. I'm happy to take any questions. Otherwise, I wish you all the best of luck with your remaining conversations this evening.

**1:04:04.9 Lee Rowbotham:** Thank you, Mr. Hamilton. Appreciate it. And with that, I will look for an adjournment.

### Adjournment of BOD

**1:04:12.3 David Sullins:** I move we adjourn the Board of Directors to Tuesday, February 3, 2026, at 5:30 PM in the boardroom of the Revercomb Building located at 10459 Courthouse Drive.

**1:04:23.5 William Davis:** Second.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**1:04:25.1 Lee Rowbotham:** Motion properly seconded. Any further discussion? And with that, I'll take a vote. All in favor say aye.

**1:04:34.1 Bryan Metts:** Aye.

**1:04:34.5 William Davis:** Aye.

**1:04:34.7 Kenneth Stroud:** Aye.

**1:04:34.9 Lee Rowbotham:** Chair votes aye. Motion carries. The board of directors is closed.

### PUBLIC HEARING Application Z-2022-00021

**1:04:40.9 David Sullins:** Thank you, sir. The King George County Board of Supervisors will now hold a public hearing, properly advertised, to receive public input on application Z-2022-00021. Green Energy Ventures requests rezoning from A1 to industrial, with voluntary proffers, for approximately 300 acres of land. The property is generally located northwest of the intersection of Kings Highway and Bloomsbury Road. It is further identified as tax parcels 2149, 2246A, and 2173, as part of the same project and application. The applicant has also requested that the voluntary proffers be applied to tax parcels 21-49A, which are currently zoned industrial. I'll first ask for the staff report. Ms. Angela Foroughi.

### Staff Report

**1:05:47.6 Angela Foroughi:** Thank you, Mr. Chair. Good evening, Mr. Chairman and members of the board of Supervisors. I am Angela Foroughi. I'm here this evening to present, on behalf of the staff, the Green Energy Ventures application for rezoning and a special exception, and to request more than one entrance onto a roadway within a highway corridor overlay district. There's a lot of information in these slides. I know we have a full agenda. I'm going to try to go through it pretty quickly. But if at any point I'm going too fast, please, slow me down or ask for additional information. As Mr. Chairman mentioned, the location of the parcel of the project in question is at the intersection of Route 3 and Bloomsbury Road. It consists of those four tax maps there. 2149, 49A, 2246A, and 2173, they are zoned A1. And with one parcel already zoned industrial, the total size of the parcels combined is approximately 356 acres. As discussed, there are three requests before you this evening. The first one we will discuss is the rezoning request to change those three parcels from A1 to industrial. The remaining parcel, 2149A, is already zoned industrial, as you saw, but it will be subjected to the same proffers if approved. Then the second request comes into play: if the parcels are rezoned to industrial, the applicant can request a special exception permit for all four tax map parcels to allow data center use. And finally, as discussed, the applicant is requesting more than one access to Route 3, a highway corridor overlay district that serves the property. In support of these requests, the applicant has provided a zoning plan, traffic impact

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



study, voluntary proffers, a narrative statement, noise studies, and numerous other assessments, all of which should be included in your packet. So the first one we're going to start with this evening is rezoning. I've already discussed most of this, but the standards and procedures for allowing a rezoning. This is mainly for the audience. Article 3, Divisions 2 and 3 of the Zoning ordinance, and the industrial regulations are found in Article 4, Division 7. There's some site-specific information here. As mentioned, the combined parcels are approximately 356 acres. The applicant has proposed, via proffer, to give approximately 18 acres of that to the county and/or the service authority for use as King George best sees fit. The data center is the use proposed for containment. I'm sorry, the data center is the primary use requested, and it's approximately 6.5 million square feet. The owner's applicant. Existing zoning and proposed zoning are all up there. The comprehensive plan has been discussed many times. It is located within the Route 3 West Settlement Area of the comprehensive plan. And the zoning surrounding the project is A1, A2, and industrial. This is the proposed layout of the data centers. The yellow buildings here are proposed as two-story, and the pink buildings here are proposed as three-story. You'll see the substations are here. The green space is open space. This here is all environmentally sensitive areas, such as wetlands. The 18-acre parcel dedicated to the county is up here. See, the proposed access points are here, here, and here along Route 3, and here, here, and here along Bloomsbury. The asterisks here are wildflower areas, and let's see setbacks. We'll get into proffers a little bit later, but the applicant has proffered to set these buildings back along Route 3. Minimum of 250 feet along Bloomsbury here, a minimum of 200 feet. And for all other property lines, say proffer to set back 70 feet. For reference, the zoning ordinance requires 50 feet in the front and 20 feet along the sides and rear. See again, this is where I'm going to start talking even faster because I want to keep it moving. But the full proposed proffers are within your packet. But I do want to hit some of the highlighted items listed here. Again, the permitted primary use would be a data center, and the accessory uses would be permitted as well. The development will substantially conform to the zoning plan in your packet. They'll construct no more than 6.5 million square feet of data center. The principal transportation access points will be in the approximate location shown on the zoning plan, subject to final design and approval by the county and VDOT. The phasing of those entrances will be incorporated into the phasing of the due improvements, as reviewed and approved in their traffic impact analysis. The applicant will dedicate right-of-way across Bloomsbury at 60 feet from the center line and right-of-way along Route 3 at 100 feet from the center line, which is consistent with our comprehensive plan. The transportation improvements are listed here. The different colors designate the timing of the improvements. The ones in blue are before the occupancy permit for the first data center, whereas the green ones are before the occupancy permit for the first data center in phase two. They're centered on the westbound right-turn lane at their access points and on the right-turn lane at Route 3 in Bloomsbury. The applicant

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



will submit a traffic signal warrant analysis (SJR) to determine whether any traffic signalization is required to serve Route 3 and access point 3. If not, they'll also submit an RCUT design, an alternative design for safer movements and restricted access. And if that's approved and constructed, then they won't need to do the signal. They will also do a traffic signal warrant analysis for Route 3 and Bloomsbury. And they have offered to construct that signalization if it is warranted. And again, the rest of this going into phase two is just the right turn lanes at the rest of their access points. Signal warrant analysis if required, and to construct any of those signal, warrant, or signalization improvements that are warranted by that analysis, which both staff and VDOT will review. Again, the building's number, size, number of stories, and locations shall substantially conform to the zoning plan. So what you see is what you get, sort of thing. The building height shall not exceed 65 feet for two-story buildings or 90 feet for three-story buildings. The bold reason requires board approval per the ordinance passed last year (00625). Yes. Building heights greater than 50 feet are permitted in the industrial zone district only with a special exception permit granted by the board. Again, all buildings will be set back at least 250 feet from Route 3 and 200 feet from Bloomsbury. Buffers and landscaping will be substantially conformed to the zoning plan, with a minimum 50-foot-wide buffer along the property perimeter. There will be an emphasis on preserving existing trees and vegetation, landscaping the berm, establishing wildflower areas, and maintaining a maintenance plant. There will be a security fence at least 8 feet high to enclose the water area. Temporary groundwater wells will initially supply potable water, but that groundwater shall not be used for cooling any data center equipment. If and when a public water system becomes available to serve the property, the applicant has offered to abandon and discontinue use of those wells immediately. Another issue that came up in previous meetings was concern among the adjacent property owners about potential failures of their wells caused by Green Energy's well. So Green Energy has put in a proffer that if an adjacent property's well fails and it can be demonstrated that that's due to the installation or operation of their well, they will either repair or replace the well, or if public water is available, they'll connect them to public water at that time. Initially, the project will also be served by on-site sewage systems. And it's such a time that King George Sewer becomes available. The applicant has offered to abandon and discontinue their on-site drain field and connect to the sewer system. In September of 2024, a group called the Ottery Group conducted a phase I archaeological evaluation. And a couple of sites were identified as significant. So the applicant has offered to conduct a phase II archaeological evaluation and comply with any mitigation identified as part of the phase II study. Any artifacts removed from the property will be retained by the county museum or used as applicable by the Zoning Administrator. The applicant must submit a wetland delineation with the site plan, which will be reviewed in accordance with federal, state, and local laws. Another issue that came up in previous meetings was the use of generators. So the applicant

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



has added a proffer that only generators that meet the US EPA's Tier 4 or equivalent emission standards, or better, will be used on the property. Chief Moody was obviously... Sorry, well involved in this project. As such, they have identified some items needed for the... Yes, sir.

**1:17:25.4 Bryan Metts:** Mr. Chair, I have a question.

**1:17:27.1 David Sullins:** Go ahead.

**1:17:28.1 Bryan Metts:** Real quick. Since we just went through power, I talked to some residents. At one point, it was mentioned that bridge power and 24/7, 365-day power generation capability were required. That is not in the request you reviewed for this, is it?

**1:17:45.8 Angela Foroughi:** That is correct. The review that I reviewed was the zoning conformance. Not any of the power information. But I think the applicant. Do you want them to speak to that now?

**1:17:56.9 Bryan Metts:** Nope. They can answer when they're up later.

**1:17:58.6 Angela Foroughi:** Okay, thank you, sir.

**1:18:00.8 David Sullins:** So with that in mind, if you have a pressing question that needs to be answered now, let me know, and we'll do that. But I prefer to let her finish. Let's do the staff report. Get the report from Mr. Roger. I apologize, I can't pronounce your last name. What's that?

**1:18:22.7 Roger Vasiliadis:** Rogers is fine.

**1:18:23.3 David Sullins:** Perfect. And then we'll ask all the questions at the same time. That way, we're not repeating the same questions, and we've got a whole choir of people that can respond.

**1:18:34.5 Angela Foroughi:** Yes, sir. Thank you, sir. So the applicant will submit an emergency action plan to fire and rescue with each of their site plans, including fire protection facilities and suppression sprinkler facilities, and, as determined by the department, will install those facilities before receiving an occupancy permit. The second bullet is targeted mainly at an aerial ladder truck that will be needed. The applicant has agreed to pay the county \$3 million for it, and it can be used for other purposes as the board deems necessary. The applicant has further agreed to provide \$500,000 to the county to hire and train department personnel or to mitigate safety impacts, including by purchasing equipment. The applicants agreed to pay \$2 per 100 square foot of data center, and that'll be an ongoing tally to offset public safety and public utility impacts that are generated by the project.

**1:19:44.5 Angela Foroughi:** The applicant will pay \$1.3 million towards parks and recreation programs or facilities and \$3 million towards county occupational and training programs. They have also agreed to pay \$500,000 toward the preservation and protection of historic resources.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



They have also agreed to pay \$2.5 million in advance availability fees for both water and sewer, for a total of \$5 million. And yes, agreed to pay \$250,000 for the maintenance of any non-recreational facilities owned and operated by the county, which can also be used toward roads owned or operated by VDOT, such as your primary roadways. As we discussed, they're dedicating the approximately 18-acre site to the county for use by the county or the service authority, as we see fit. The architectural features are shown on sheet seven of the zoning plan, and I won't read through them. Still, the key takeaways here are to break up the building's facade to make it aesthetically pleasing and to use a variety of building materials to create visual pull and push, so it's not a single, flat plane. And then the roof design will incorporate heat-island-reduction elements, such as light-colored reflective materials, and noise-reducing elements. I mean, the project has proposed not exceeding our sound levels in our code, because they can change their proposal to meet the code. And that compliance will be met through sound studies conducted before an occupancy permit for each data center building, as well as through ongoing annual administration and submission of those reports. Oh, sorry about that. Okay, so that was just a brief synopsis of the proffers that are offered as... Now, we're moving into the comprehensive plan. As discussed earlier, it is in the Route 3 West settlement area. And as Mr. Davis also noted, it is within the triangle designated in our comprehensive plan for industrial development. There's also a transportation policy I've highlighted here that requires dedication of a right-of-way and on-site roadway improvements. That's where the 60-foot and 100-foot setbacks from the center line of the right-of-way dedication came from along Bloomsbury and Route 3, which the applicant has proffered. So, in the development industry, the location and transportation staff have found that the project is consistent with the comprehensive plan. Here's a slightly cleaner version of the same layout. But I wanted to show the access points here. This will be the first access point that comes online. And then we... As I said, we have those other two on Route 3. Mr. Dines, can you help me out? Thank you, sir. The traffic impact was just under 6,000 vehicles per day. And as mentioned, the traffic impact analysis has been completed. It was reviewed and accepted by both the county and VDOT, and the proposed improvements were based on that study. Let's see, is there anything I'm failing to mention there? Yes. Again, temporary ground wells will initially supply potable water, but no water cooling of the equipment will be allowed. I mean, these are all things I mentioned before: once water and sewer become available, they are offered to connect. Maybe it's the battery in this thing. Mr. Dines, will you advance the slide for me, please?

**1:24:09.9 Richard Stuart:** Angela, before you go forward, you just mentioned that there's no water cooling of the servers. Is that based on the proffer that they won't use groundwater?

**1:24:22.9 Angela Foroughi:** That is correct.

## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**1:24:24.6 Richard Stuart:** Are you aware of. I just looked, and I asked Kelli to check too, and I'm unaware of it. Are there any restrictions on their use of cooling water from the Rappahannock? If they're able to work that out through some other party?

**1:24:39.4 Angela Foroughi:** I understand your question, sir. I do not believe there is a restriction on that.

**1:24:43.7 Richard Stuart:** Is there any restriction at all on how the servers are cooled, in terms of the method used? It doesn't address it, does it?

**1:24:54.2 Angela Foroughi:** It does not address it. I think the assumption was that it was air-cooled, but it is not specified in the proffers.

**1:24:58.7 Richard Stuart:** And I want to make sure the board is aware of that.

**1:25:04.7 Angela Foroughi:** Thank you, Mr. Stuart.

**1:25:06.6 David Sullins:** Before we move on, I'm sorry.

**1:25:07.6 Angela Foroughi:** Yes, sir. No.

**1:25:08.1 David Sullins:** I just got a text from outside that the sound may have dropped off, or we may be frozen. Mr. Dines, can you confirm that for us, please?

**1:25:19.9 Chris Dines:** Sure, Mr. Chairman.

**1:25:39.6 David Sullins:** Ms. Binder, I see you're still online. Can you confirm that you can hear us and that we're moving forward? Mr. Dines, she's saying that GoToMeeting isn't working, but YouTube is. He says maybe a 2-minute break. So we're just going to stay put and wait it out because 2 will become 10.

**1:26:47.4 Angela Foroughi:** Yes, sir.

**1:27:13.4 William Davis:** Thank you.

**1:27:23.9 David Sullins:** Yes, sir. We're going to be on hold for two minutes, but I'm not announcing like a complete break. So we will reconvene. If you could take your seats, and I'll hand it back to Ms. Foroughi—apologies for the technical problems.

**1:39:59.2 Angela Foroughi:** Thank you, Mr. Chair. So, moving right along, these slides were intended to discuss or highlight the project's impacts. As mentioned earlier, an archaeological assessment was conducted, and it identified some sites of note. The applicant has offered to provide a Phase II archaeological evaluation for the initial site plan, and any artifacts will be donated to the county museum. As shown earlier, there are wetlands present on the northern part of the site. TNT Environmental performed the wetland delineation. They will submit another delineation at the

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



initial site plan phase. Any disturbance of wetlands, floodplains, and RPAs will be reviewed by the county at the site plan stage and by other regulatory authorities and will be required to comply with federal, state, and local laws. There is an existing access road within the RPA, and the applicant proposes to use it to access one of the substations. As also mentioned, noise is a consideration. The applicants stated that they complied with the requirements of the not-to-exceed zoning ordinance. But perhaps more importantly, the applicant has committed to conducting sound studies for each site plan before occupancy permits are issued and throughout the project's operation to ensure compliance with our zoning ordinance. As also discussed earlier, this application has been coordinated closely with Fire and Rescue. We had received a proposal from the county for an aerial ladder truck capable of serving the proposed building heights. We do not yet have one in our fleet. But a quote was procured approximately a year ago, which came in at just under \$2.6 million. And then the chief estimated another \$100,000 to outfit that with proper equipment. They noted that it would take four years to procure and approximately three months for installation and training. In response, the applicant has offered \$3 million for the purchase of the equipment and \$500,000 for personnel training. And then a continued cash proffer of \$2 per 100 square feet of data center, which will roll as they come online. The applicant also prepared a fiscal impact analysis.

**1:42:55.0 David Sullins:** Ms. Foroughi.

**1:42:55.5 Angela Foroughi:** Yes, sir.

**1:42:56.0 David Sullins:** I'm sorry, we have a question.

**1:42:57.0 Angela Foroughi:** Yes, sir.

**1:42:57.6 David Sullins:** Go ahead.

**1:42:58.8 Kenneth Stroud:** Want to make sure that the \$2 per 100 square foot data center constructed is perpetual.

**1:43:06.3 Angela Foroughi:** That's a good question, sir. Yes. Yes, sir. Forever, sir. The applicant did prepare a fiscal impact analysis. MuniCap performed it. There was a recently updated analysis included in your report or... Yes, in the staff report. They're projecting just over \$82 million in annual revenue at build-out. They're also projecting just over 1100 employees for permanent job placement and an additional 1300 indirect or induced impacts. They're also estimating approximately 20,000 temporary jobs during the construction of the data centers. So that concludes the rezoning request. The following two requests will be much, much quicker. The next one, as indicated, is that if the properties are rezoned to industrial, the applicant requests a special exception permit for the four parcels to allow data center use. And that's in accordance with Article 6 of the zoning ordinance. We've already gone over the site-specific information for the

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



rezoning and the proffers associated with it. So, because there is a rezoning with proffers, there aren't any express conditions on the special exception permit. To get the notable exception, they would have to have the rezoning with those proffers, which are meant to offset the impacts. Yes, and then I just called out here. Those are the requirements in the zoning ordinance that will apply directly to data center uses. All that says there. The third request is for the applicant to have more than one access point to the highway corridor overlay district, which is Route 3. I won't make you read all of that. Still, the purpose of allowing only one access point to an HCOD (highway corridor overlay district) is to maximize functional capacity along roadways. It's to keep Route 3 moving. However, our ordinance gives the Board of Supervisors, the Planning Commission, and then, with final approval from the Board of Supervisors, the power to make exceptions. And one of the exceptions behind this, and that's what I'll show here, is to maintain functionality of the roadway to service a project as was coordinated with VDOT during the review of the traffic impact analysis. A singular entrance could not serve a project of this size. It would fail. It would break down. That is why we have exceptions in our ordinance that would allow it. As I mentioned, we also have the traffic impact study. The applicants also prepared a request for an exception to include additional information in your packet. If...

**1:46:27.3 Kenneth Stroud:** Ma'am?

**1:46:27.5 Angela Foroughi:** Yes, sir.

**1:46:28.9 Kenneth Stroud:** So you said that with only one entrance, the project would fail?

**1:46:33.8 Angela Foroughi:** Yes, sir.

**1:46:34.7 Kenneth Stroud:** So, are you referring to during construction or post-construction?

**1:46:39.8 Angela Foroughi:** Post construction. At full build-out, a single entrance would not be able to serve 5,700 vehicles per day. Coming through one entrance, the entrance would fail. You would have service levels beyond what is considered acceptable due to congestion and queuing.

**1:46:56.9 Kenneth Stroud:** There are going to be 5,700 vehicles going in and out of there a day after it's constructed?

**1:47:02.1 Angela Foroughi:** Yes, sir. At full build-out, 5,700 vehicles per day. Over 24 hours. Yes. And a trip, just so everyone understands: if a car arrives here in the morning and leaves in the afternoon, that is considered two trips. That also includes mail delivery, UPS, FedEx, and any required employees or services.

**1:47:40.8 Kenneth Stroud:** Just to be clear, it's 5,700 trips, not 5,700 individual vehicles.

**1:47:47.5 Angela Foroughi:** That's correct. It's labeled "vehicles per day." But the way that the trip counts is one trip in, one trip out. So 5,700 is, you really divide that in two, it's the exact vehicle.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



1:47:59.5 **Kenneth Stroud:** Thank you.

1:48:00.2 **Angela Foroughi:** Yes, sir.

1:48:03.3 **David Sullins:** Go ahead.

1:48:04.1 **Angela Foroughi:** To consider the request for more than one entrance along the HCOD, they do have to have an interpartial connection. So they have provided that here. That is required under our zoning ordinance. The planning commission has heard or discussed this case multiple times. The first time was at a public hearing on April 8th of last year. It was deferred until May 13th, then again until July 8th. Part of that was waiting for the ordinance on industrial building heights greater than 50 feet to be passed. Ultimately, though, the planning commission voted to forward the rezoning case with an unfavorable recommendation and to forward the special exception case with an unfavorable recommendation. They voted that the special exception use was not in substantial accordance with the comprehensive plan, and they did not make a recommendation regarding the HCOD exception. There have been several notable changes since the planning commission, as shown on the next slide. Following the planning commission meeting, the applicant increased the building setback along Route 3. Initially, it was 200 feet. They increased it to 250 feet. They reduced the total proposed square footage from 7.2 million to 6.5 million. They added a landscape berm along the western side of the property and wildflower areas in the Route 3 median. They revised their landscaping buffer to increase height and the percentage of evergreen trees. They increased several of their cash proffers that I've discussed earlier. But they went from 2.7 million to 3 million, from 100,000 to half a million, and so on. So they also proffered those advanced availability fees for water and sewer, and the flexibility for the cash proffers to be used at the board's discretion. So if another project were to come online to fund specific improvements, or we found that the greater need was elsewhere, the proffers allow for flexibility to use those funds at the board's discretion for public use.

1:50:40.9 **David Sullins:** So that's all I have for you this evening, gentlemen. Those were the three... And lady online. Those were the three requests before you this evening. I'm happy to answer any questions or hold them till later, whatever.

1:50:57.7 **David Sullins:** Anything that can't wait. You mind sticking around for a few?

1:51:02.2 **Angela Foroughi:** Oh, I don't mind at all. Planning to.

1:51:03.9 **David Sullins:** I'll call up Roger to join us. Excellent job keeping it moving. I'm hoping Roger will do the same

1:51:20.8 **Roger Vasiliadis:** Excuse me.

1:51:20.9 **David Sullins:** Please educate me. How do you say your last name?

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



1:51:22.7 **Roger Vasiliadis:** Roger Vasiliadis. Thank you.

1:51:24.8 **David Sullins:** Yes, I would have gotten it right.

### Applicant

1:51:26.6 **Roger Vasiliadis:** Good evening. It's easier than it looks. Chair Sullins, members of the board. Yes, Roger Vasiliadis. I am one of the partners of Green Energy Ventures. We are the applicants for the King George Technology Center. Also here tonight are members of the Taylor family, landowners, and longtime county residents. My goal this evening is to present a summary of our project to you and the community and to explain why we believe that approving our application is in the best interest of King George County residents as a whole. Thank you for the opportunity to speak with you this evening. I also thank Ms. Foroughi and the staff for that report. I know it's very detailed, so I'll try not to be overly repetitive. Do I have our presentation available here online that we're going to go through? And do I have control of that? Thank you. So I'll click to go to the next slide. Is that correct? The only change to our plan since our presentation to the board back in October is the addition of wildflower areas in the median. We will be planting a variety of native wildflowers that attract bees, butterflies, and other pollinators. This was added in response to feedback from neighbors. We liked the idea. In addition to the environmental benefits, it will help beautify this section of Route 3, which is approximately a mile and a half long. We are... Sorry for the technical difficulty here. Ours has been a lengthy review process with the zoning ordinance, the new zoning ordinance, and the special exception requirements. This process, along with community interaction, has improved our plan. It's enabled us to understand better and address the issues most important to the community. GEV would like to thank all the supervisors who provide valuable feedback from their constituents, especially Supervisor Stroud, who represents our district neighbors. The comprehensive plan was much of what was talked about. I do want to make a brief comment on this. We talked about the bolded blue area there. This little extension area was modified in the comp plan for the Amazon application. But ours is the only data center application that has come before the board that did not need a comprehensive plan amendment. Part of our land is already zoned industrial. This area of the site is designated as the primary industrial hub of King George County in the comp plan. This area was designated industrial over 20 years ago and has remained industrial in every comp plan revision since. Reaffirmation. In a sense. Years ago, the county purchased more than 100 acres here to attract industrial users for an industrial park. And over several years, made option payments on the subject property for potential acquisition for industrial use. Birchwood Coal Power Plant was here. The landfill is still here. Industrial businesses operate here. And the AWS Data Center campus has been approved here. But I think what's really important is that, by generating tax revenue in this concentrated industrial area, the county is better able to achieve another of its important

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



comprehensive plan goals: retaining the rural character of the rest of the planning areas. Our plan has evolved significantly since we started and since the planning commission. Our goal has been to mitigate the visual impacts, address the noise concerns, and address environmental concerns. We have decreased the intensity of our development by reducing the number of proposed buildings from 22 to 13. We have reduced the maximum data center square footage from 7.2 million to 6.5 million square feet. As indicated in the staff report. This represents a FAR of 0.45, well below the allowable 0.60. We have increased the setbacks along Route 3 to 250 feet. We have increased our berm height from 12 feet to 16 feet. We have increased the intensity of our landscape buffer. We're proposing land stormwater management facilities and rainwater collection cisterns. The public needs to understand that there will be a thorough review of the final engineering plans and specifications regarding stormwater quality and retention. I know that's been a concern. We've also added the wildflower areas in the median as discussed. And we've talked about the great lengths we've gone to in mitigating the visual impacts of our buildings with berming, enhanced landscaping, large evergreen calipers, and large deciduous trees. And you can see the site land exhibits we've shown with the berming. They're designed to take buildings out of use after 10 years of growth. The next few slides are renderings of what the site will look like from the road. We want to move through these. We shared this in our presentation. This is looking westbound coming down Route 3. You can see the wildflower meadows from view 2. This is from across the road on Kings Highway. Sorry, this is our main entrance. You'll see the gate there. It is a secure site. This is the western boundary. As you can see, heading eastbound on the site. We continued berming along the landscape buffer at this boundary. This is a view from the western boundary. There's an existing industrial building here. This is existing growth. And that would be proposed if a 90-foot building were there. This is along Bloomsbury Road, where the 18-acre site dedicated to King George would be. Also along Bloomsbury Road. This group of trees is actually in the right-of-way. So we would have no intention of clearing that. Our buffer and our landscape berm are actually behind that. We've talked a bit about transportation tonight. I think it's important to understand the Phasing. Our project will be developed in two phases. Phase I is the first two and a half million square feet of data center buildings. Phase II is the remaining four million square feet. The phasing is important because it triggers the road frontage improvements and the berm construction. Entrances one and two are where we will construct the right turn lane, extend the left turn lanes, and do a signal justification report. Entrance number three is the restriction of the left turn lane from the site, the construction of the right turn lane, and the extension of the left turn lane. The four highlighted entrances and five entrances are to be completed before the end of phase II. This is a critical intersection. I think most everyone will agree. This is Route 3 in Bloomsbury Road. Everyone agrees that the intersection's safety needs improvement, and we will do so. There is some disagreement over whether the traffic signal should go here. That's not up to us. We'll

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



conduct our VDOT warrant study at several phases of the build-out to determine whether we will pay for the traffic signal. The traffic signal will cost \$750,000. If it is not required, we'll pay those funds to the county for use at the county's discretion. But importantly, that's a \$2.5 million value add that we will pay for, and it'll get done now rather than later. In the next few slides, I know Ms. Foroughi went through all of these proffers. Still, I do want to point out that the projected economic benefits to the county from our project, and importantly, we've included language in our proffers that provides the board with complete discretion as to the expenditure of all the funds that we will contribute. I'll summarize the monetary proffers in a spreadsheet on an upcoming slide, as that may be easier to follow. But the general idea behind these commitments is to serve the county's critical needs, as identified through our community outreach and as expressed to us in meetings with these supervisors. Again, the staff has already listed each of these proffers in their report and in the presentation. We believe this is a substantial commitment to King George. Importantly, the MUNICAP report for our economic impact analysis. We initially actually went to the county. We wanted a third-party expert, so we asked Davenport, the county's consultant, for a list of their third-party experts. We referred to MUNICAP, who is a leading expert in the field. We discussed the projected revenues in today's dollars for the build-out: 82.5 million. And critically important are these jobs. 20,000 construction-related temporary jobs over 10 years, as projected, both indirect and direct. 2,400 permanent jobs, direct and indirect. I mean, a positive economic impact overwhelmingly. This slide initially shows a breakdown of our financial commitments to the county. Building permit \$8.65 million. We believe \$3 million for workforce training, 1.3 parks and recs, 3 million for public safety, attorneys' fees, emergency services training, and historic resources is essential. And that was something we learned in our community, in our reaction, and general properties contribution again: 8.6 million paid upfront at the first building permit. Regarding public water and sewer services, we want to be part of them, and we're assisting in several ways. We intend to construct a temporary waterworks system, essentially wells and a water storage tank. If and when public water becomes available to us, we'll hook up to the public system. If the county wants to receive it, we will donate our well and storage facilities to the county. We believe that it is an estimated \$5 million enhancement. Regarding the availability fees, again, we are incentivizing and extending our interest in cooperating. When the county authorizes the construction of water and sewer to serve our site, we will prepay \$5 million in availability fees. 2.5 for the water, 2.5 for the sewer. This will help ease the county's financial burden for these infrastructure improvements by improving cash flow, potentially reducing debt, and yielding savings and lower financing costs. There's also the land dedication that the county can use or the sewer authority can use. And those ongoing contributions are in perpetuity. Just to hit a couple of highlights and address some concerns that we have heard. We've talked a lot about the conformance with the existing comprehensive plan. We discussed mitigating visual impacts

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



through increased setbacks, berm heights, and evergreen and tree canopy buffers, and by eliminating groundwater for cooling the data centers. And we are open. I know, Mr. Stuart, that we have no plans to draw water from the river to cool our data center. I don't know how we would do that. If that's not clear in the proffer, we'd be willing to revise it. But what we're proposing is that there be no groundwater for cooling the data centers, as we've discussed.

**2:05:16.8 Richard Stuart:** Mr. Chairman, thank you. The point I was making was that you've made it clear in the proposal that you use groundwater. But there is no proposal regarding water from the Rappahannock, and that's up to you all if you want to propose something like that. But there are no restrictions right now on your proffers regarding how you would cool the servers, or on whether you would draw water from the Rappahannock.

**2:05:47.4 Roger Vasiliadis:** Well, we're amenable to that discussion, and we're proffering out the groundwater, and we could indeed proffer out any withdrawal from the river towards that end. I believe this is an issue that's not just important here. I think, throughout the industry, rivers and resource data centers are getting away from that, which is very unpopular. Air cooling and other types of closed-loop systems are the norm. Water cooling of these data centers is a totally different use of water. None of the operators that we've spoken to use that system. If that is a concern, we could clear it up this evening. Another problem we hear a lot about is the electric bills. People are concerned about their electric bills, and you discussed that quite a bit this evening, Supervisor Davis. There is no direct increase in the electric bills of county residents attributable to our data centers. The rates are set across the entire Dominion Energy Service area, not locally. Until King George starts receiving tax revenue benefits from these data centers, you will be essentially subsidizing folks from other counties that do enjoy the tax revenue these data centers generate, without creating demand for new taxes. We understand residents' concerns about rising energy costs, and laws are being changed to address them. In fact, the SEC recently passed legislation that takes effect on January 27th to shield smaller ratepayers. The rate schedule mandates significant commitments from high-energy users, protecting residential customers from bearing the burden of infrastructure needed for substantial industrial growth. So we understand that's a concern. But having a data center here does not increase residents' utility bills. Not having a data center here prevents them from receiving any revenue that utility bills can subsidize in other counties. We believe that, for our project, the revenue generated will help keep taxes low. Again, a few highlights, more highlights. We are using the best stormwater management practices, implementing controls for runoff environmental impacts and sound attenuation measures. Ms. Foroughi discussed that in the staff report. We will comply. The tier 4 generators... We will exceed air quality standards. So we've proffered that. We've talked a lot about the projected revenues and the jobs. I don't think it could be overstated how important these jobs are. And we've

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



talked a lot about the cash proffers paid up front and the total proffer value, which is over \$13.6 million. And I think very importantly, there's been zero economic incentives from the county to us. This deal represents upside only for King George. And again, our application is really about the nature of land-use permitting. The land use will go through an entirely new regulatory process. Happy to answer any questions you have. I know I moved quickly, but the report was quite detailed.

**2:09:30.7 David Sullins:** Sure. Go ahead, sir.

**2:09:32.8 William Davis:** A couple of questions.

**2:09:33.9 Roger Vasiliadis:** Yes, sir.

**2:09:35.4 William Davis:** You answered that Mr. Stuart brought the water issue up. I was going to bring it up, and you brought it to him. So thank you for that. We have to be very specific about these things—the wildflowers.

**2:09:45.7 Roger Vasiliadis:** Yes, sir.

**2:09:46.2 William Davis:** You're talking about putting them in the median between the two roads, is that correct?

**2:09:49.0 Roger Vasiliadis:** Yes, sir.

**2:09:51.3 William Davis:** So, in looking at our budget this year, one thing I've discovered is that where we have these trees planted in our county, up by the courthouse here, VDOT doesn't maintain those. They refuse to cut those roads. Also, we need a landscaper to do it. And landscapers can't close the highway because they don't have the permits to do that. Therefore, they don't weed-eat around the trees because it's not legal. It cost us \$20,000 to have those trees that really aren't growing or doing anything. It would cost us \$20,000 to perform the maintenance ourselves. So, with the wildflowers, how will those be maintained? Because VDOT isn't going to touch it.

**2:10:30.0 Roger Vasiliadis:** Well, they are in the VDOT median, but my understanding with the wildflowers is that as the wildflowers grow and mature and pollinate, they actually require a lot less maintenance than the cutting of the yards or just an unruly grass that would grow there if it wasn't maintained. So I think it would be much prettier, have much lower maintenance costs, and provide the environmental benefits that I think some of the neighbors were looking for.

**2:10:57.4 William Davis:** We want to make sure on that. I don't like it if it comes out, it's another bill that we'll have to pick up to take care of it, and we'll have to hire people for the maintenance, cutting it, weed, pull it, and whatever else.

## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



**2:11:07.6 Roger Vasiliadis:** Well, I have read about certainly the reduction in maintenance costs associated with these types of plantings. Exactly who would come in at the VDOT right away and maintain them? My Understanding is that I thought it would have been VDOT. Obviously, your experience is different, so we'll get some clarity on that. But I do believe that if only wild grass were growing there, cutting and maintenance would undoubtedly be more expensive.

**2:11:31.8 William Davis:** Okay, then the other issue...

**2:11:35.6 David Sullins:** Hold on, sir. Yes? Clark?

**2:11:37.7 Clark:** Want to point out that the proffers do include a landscape maintenance plan for all the vegetation that we put in. I think it would be incumbent upon the applicant to address the wildflowers and their maintenance in the context of that plan.

**2:11:55.2 William Davis:** And that's good. I want to make sure that falls...

**2:11:57.2 Roger Vasiliadis:** Thank you.

**2:11:58.5 William Davis:** Some things you do, and you think they're a great idea, and then you realize that you're paying \$20,000 out of your budget every year to maintain the highway because VDOT won't take care of it. After all, we planted trees.

**2:12:07.3 Roger Vasiliadis:** So yes, those would be our responsibility. And what our proposal needs to be corrected to or specified to do that, or is that already in here?

**2:12:16.3 William Davis:** He's saying it's already in there. So...

**2:12:17.7 Roger Vasiliadis:** It's already in there. Okay, thank you.

**2:12:20.6 William Davis:** The next one I have about is what if down the road, and I think there's a general concern of a lot of people on the board down the road whatever reason you guys decide, this thing is approved for a data center down the road, you guys decide you want to sell it to another company like Amazon or something, what's the chance of something like that happen? And then we have another headache on our hands.

**2:12:51.9 Roger Vasiliadis:** Well, I think that the important thing is why we've established our standards, our proffers. So the proffers run with the land. So those inherently set the limits: noise, building heights, square footage, and monetary contributions. So there are several components to developing a project this large. Ultimately, there will be an end user. The end user will be the person renting these racks. That is basically the tenant. And there will be a participant who will build these data centers. That's a data center operator, if you will, that will serve the tenant. And there's land developer GEV that will ensure the entitlements and proffers are met, the infrastructure is built and completed, and all commitments are met. And then there's another



## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



component of financing all of this. These are billion-dollar-plus projects. So there will be partners in this venture. We have talked to a lot of folks; there has been no ultimate end user, and we haven't forged any alliance yet.

**2:14:14.1 Roger Vasiliadis:** But there will be partners on the gear toward the end user. But I think the important thing here is to establish these standards and strict limits in the proffers and the commitments we've made; those will run with the land. So everything will have to adhere to that.

**2:14:33.5 William Davis:** And you see my concerns with that, too. I mean, as of today, January 20, 2026, I mean, Amazon does own a straw that drops into the Rappahannock River. So I don't want them to purchase that land, which is why the details about the water have to be so specific. I want to make sure that...

**2:14:54.6 Roger Vasiliadis:** Well, so we've ground, we've proffered out... We proffered our groundwater for cooling. If there's a concern that a straw could serve or water could serve our project, we'd be willing to amend the proffer to exclude that.

**2:15:14.5 William Davis:** Okay, thank you, sir.

**2:15:15.7 Roger Vasiliadis:** Thank you.

**2:15:18.9 David Sullins:** Do you have any others? I'll come back around if you get any follow-ups. Mr. Metts? So instead of doing popcorn, we're just going to go around and bring all you've got, and if anything pops up, we'll come back around in the end.

**2:15:36.2 Bryan Metts:** I think I'm suitable for now.

**2:15:38.1 David Sullins:** Okay, sounds good. Ms. Binder?

**2:15:40.9 Cathy Binder:** Yes. I have a couple of questions. I'm going to jump on the one that Mr. Davis just alluded to, asking about the end user. So I understand that you're saying those proffers were passed to another owner or end user. But some end users have performance agreements that, if they were your end user, would put the county on the hook for quite a bit of money we did not anticipate at the time.

**2:16:07.4 Roger Vasiliadis:** I'm sorry, the nature of your question is a performance agreement with a... I'm sorry, could you...

**2:16:15.9 Cathy Binder:** Well, let me be pretty blunt about it. Certain entities require that if they're the end user of your property, they have performance agreements that a county has to abide by. And so if you have, like, Amazon as your tenant, we'd probably be locked into a performance agreement with a lot of givebacks and tax incentives. So I don't think you could include a proffer

## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



for that. But what I'm concerned about is what your end user will ultimately cost us financially if there is any entity in a performance agreement status with tax incentives.

**2:16:53.4 Roger Vasiliadis:** Well, I understand that there was a specific legislation. I gather that the previous governor provided that if you owned a certain amount of assets, there were certain matching funds. Maybe Amazon qualifies for that. I don't know who else might... I can say that Green Energy Ventures and I, or my partners at Green Energy Ventures, have not had any discussions with Amazon. So the nature of that question surprises me a bit. But I can only tell you that we've put together a plan that sets the standard and protects it.

**2:17:39.5 Cathy Binder:** Another question I have is one that I've really honed in on: the Power Bridge you're using. You brought that up.

**2:17:47.7 Roger Vasiliadis:** Yes, ma'am.

**2:17:49.1 Cathy Binder:** When you came into the meeting, and from when I last checked on PJM, I did not see you having any application with Dominion at this time that is active to have permanent power. So where are you getting... I know Power Bridge is new and emerging, but where will you get the power to run 24/7? I mean, I know one option is propane or natural gas, but we don't have any there. So where is that coming from?

**2:18:16.6 Roger Vasiliadis:** Okay, so happy to talk again about where we are with the Dominion Energy process. We are in the Dominion Energy service area, and we have a will-serve letter from them to serve our site at a load of 1.2 gigawatts, which covers the four substations you've seen on our plan. Sorry, with the Dominion Energy batch system, we've been speaking with Dominion Energy since July of 2023. We have a great relationship with them, a good rapport, and have worked with their engineers. We've got the substations in our plan, and they have put us in a batching system. We talked about batch 4, which we were initially in. Then we were moved into batch 3. And we don't know precisely when our turn in the Q system will happen. We anticipate that in a couple of years, we will be assigned our positions, sign an energy service agreement with Dominion Energy, and they will start work on the first of our substations. We talked a little bit before about potentially bridging the gap between when that substation would first come and a bridging power solution. Towards that end, we've been looking at potential solutions. One of the solutions we discussed was bringing natural gas to the site as a bridging power source. That would be a totally separate application, and it would be regulated extensively through other agencies. And that's what we alluded to, Supervisor Metts, before when we spoke. But to incentivize or increase the viability of starting sooner, some may look for a bridging solution. But those bridging solutions would all have to adhere to the same standards and the exact provisions as those for all the other buildings. While we don't know for sure whether we will use a bridging solution, if we

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



did use one and explored natural gas, converting it to a backup solution is another option we've considered. But I think the important fact is that we do commit. We do have Dominion Energy. We are close to their batch system. We understand that there are 10 to 12 batches, and we're in batch three. We've also learned from Dominion Energy that there's an opportunity to move up in this batch for projects that are approved and entitled. We anticipate moving ahead here this year. We hope, but we've just been exploring all the potential avenues to accelerate this process. But it's important to know that that is a separate process. But the standards we've put in place will apply to any accessory use within our project. I hope, Supervisor Binder, that you answered that question.

**2:21:42.7 Cathy Binder:** It answered it, but not enough because we're approving a project without a power source that is identified.

**2:21:50.7 Roger Vasiliadis:** Well, the power source is going to be Dominion Energy. And there will be potential bridge power solutions we'll use until Dominion Energy can build us our first substation. Until they make the first substation, we will explore potential bridge solutions. Bridge solutions could include natural gas, and we've explored its feasibility. And there is capacity, and there is potentially a route. So the ultimate answer is that Dominion Energy will serve us through the substations shown on our site. The exact timing of that... Unfortunately, that's how the industry has changed because of the surge in requests Dominion Energy has received. They've put people in a queue system. We can confirm that Dominion Energy will be providing power here. I can't say exactly when that power will come online. So we will work as hard as we can to accelerate and look at alternatives. But the ultimate power source is Dominion Energy. As soon as we can get our zoning approved, it will only improve our position in the queue system.

**2:23:01.9 Cathy Binder:** Well, my next question, we're going to skip over that one, is the artifacts. I like the thing about keeping the artifacts in the county. But one concern I have is with the bridge, the nice bridge, and how we got the artifacts. We signed away the artifacts to the state. I want to make sure those artifacts stay within the county.

**2:23:25.1 Roger Vasiliadis:** Certainly. Can we... I think we've already made that point. Clark, is that part of our proffers? It is? So yes. Yes, ma'am. We've made that commitment.

**2:23:35.6 Cathy Binder:** Right. I want it firmly so there's no wiggle room, as it shall stay within the county. I understand it's in your proposal, but I want to make sure there's no wiggle room for it to be given outside the county.

**2:23:46.8 Roger Vasiliadis:** Mr. Stuart, if that wiggle room is in there, we're happy to amend it so that it's not in there. You believe it's clear? Thank you, sir.



## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



**2:23:55.0 Cathy Binder:** And then my last question is about the failure of the adjacent property wells. I think it's on page 15. And a lot of people don't want to be on the services authority. So number one, who designates when a well has failed? Is that the county, or is that someone the GEV hires? And do they... What if there is no shallow well they can build or no well they can build, then these people are forced onto the service authority. So that is a concern.

**2:24:23.6 Roger Vasiliadis:** Clark.

**2:24:27.6 Clark:** Two different things.

**2:24:29.7 Roger Vasiliadis:** Well, I understand it's a concern. We believe that the chances of this... I could bring up my partner, who's more of an expert on the wells, but we believe the chances of this are incredibly low. What we've done: A citizen raised a concern very early on. And we said, of course, that if it can be demonstrated to us that anything we've done has caused someone else's well to fail, we would certainly replace it or connect them to public water. If public water wasn't available, or if they didn't want public water and had a failed well as a result of ours, I mean, that seems like an extreme set of circumstances. Still, we want to be good neighbors, and we're here to address any remedial issues that might arise. If you'd like to talk a bit more about the likelihood of that happening, I could bring in my partner, who's a bit more of an expert on these wells, but I'm not sure that's your question.

**2:25:31.3 Cathy Binder:** No, that's not needed. And I bring this up because during the original landfill negotiations, there was an... I think it was in the first landfill. I forgot what they called it, but it listed a time limit. So if anyone living around the property had a noise issue, smells, whatever, they would... That GEV... Well, not GEV, but the people at the time would purchase the person's property. And so I know that's in there for maybe one person, but could that be a possibility for those directly next to it?

**2:26:04.6 Roger Vasiliadis:** I'm sorry. Well, we can't offer anything other than the county. Are you suggesting the... I guess the... You're talking about what the landfill did to neighboring properties in the past?

**2:26:23.6 Cathy Binder:** Yes.

**2:26:24.0 Roger Vasiliadis:** I'm unfamiliar with what those agreements may have been with the landfill and adjacent property owners. When it was brought to our attention that the healthy water was a concern, we did the right thing by agreeing to replace it. What we really want to do is join the King George County water system. We want to be public water users. We want to be public water customers. We want to be great customers, and we think that will help the viability of getting your water system. I know that there's an issue with wells throughout the county, and the DEQ wants King George to get off a well. So, we're here to help. We're here to facilitate. Many of our

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



proffers are geared toward that. So if we have to do the wells temporarily before water is made available to us, we will do so. But our real hope, after the zoning, is to get right into negotiations with the authority on an MOU so we can join the water and sewer authorities. We're hoping to be good customers. We do not want to be in the water business. We want to be good users and good-paying customers.

**2:27:37.1 Cathy Binder:** Right. And I'm asking these questions for the residents in that area who have reached out to me with concerns. So I want to make sure their questions have been answered and heard. So thank you.

**2:27:47.4 Roger Vasiliadis:** I appreciate that, Ms. Binder. Hopefully, we can get to the water authority sooner rather than later. Hopefully, that will happen before we build our wells. But if it doesn't, and our wells do impact, it gets brought to our attention, and we will remedy it, make it right.

**2:28:09.7 David Sullins:** Mr. Stroud, do you have questions?

**2:28:13.8 Kenneth Stroud:** Sure. Thank you. Mr. Davis reminded me that I have correspondence to read during the public comment period. So appreciate that. So one of my concerns is the possibility of a second traffic light, because I really hope we don't have to do... Hope the findings come out. We don't have that. But the traffic, I think, was the numbers I haven't heard before. 5,700 vehicles a day. And I did some math. So 5,700 a day, divide it in half because you said one person going and coming, that counts as two vehicles. So that'd be 2,850. If you divide that by 24 (the number of cars per hour) and then by 60, you get two vehicles per minute, which seems like a lot. And then you have 1109 to 1300 full-time employees. So you do the same math on that, and that comes to just under one vehicle a minute. So that's a significant disparity between the number of employees and the number of cars, even if each person counts as two. So I'm like, where do the other 1,300 vehicles come from if not all of them are UPS drivers?

**2:30:09.2 Roger Vasiliadis:** Is your question about the nature of those calculations? Oh, I have our traffic expert with me, so I'll let him explain how some of these things are calculated.

**2:30:19.7 Mike Warkoski:** Thank you. Hi, I'm Mike Warkoski, and I'm with Wells & Associates. I think it's what you have to keep in mind is not what we study, but the peak hour. So it's the maximum number of vehicles that arrive and depart within that hour in the morning and in the evening during the commuter peak periods, which are the highest along Route 3. So when you think about the daily trip count, it may seem high, but remember, it's over the whole 24-hour period. So you have various shifts. Also, all vehicle trips across all those periods are what get you to the 24-hour number, which is about 2800 in and 2800 out, totaling about 5700. It's more concentrated in those peak hours where you have workers and deliveries and contractors and all those persons, not just permanent employees who work there, that come in and out in those periods. And that's what the

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



road system and those intersections are designed for. So that's what we looked at as we prepared our study. Those are based on actual counts of similar uses. So that tells us that it's identical to other data centers that have been built or are in operation. Those rates are how we develop those numbers. So that's how we looked at the capacity of the various intersections, what might be needed, whether a signalized intersection is appropriate or not, or what we call an RCUT design, which is an indirect access point.

**2:32:15.2 Kenneth Stroud:** And so... What this would require, which I can't do here, is I would have to look at that analysis and really dig into it because mathematically, 2,850, one vehicle in, one vehicle out, that's two. That's 2,850. I don't care how you divide it; if you put it in an hour or in 24 hours, there are only 1300 full-time employees. So what you're telling me is you have twice as many people going in and out a day. So if you have 1,300 full-time employees and 1,300 more deliveries or part-time staff, how do you get 2,850 people coming and going every day?

**2:32:58.1 Mike Warkoski:** Some of those people, just like any other user, don't just come in and stay all day. They also leave. A single-family home, for example, is generally 10 trips per day, five in and five out. And when you think about it, you go to work, you come home, you go to school, you come back, your spouse or whoever, or your children drive...

**2:33:25.6 Kenneth Stroud:** These aren't families going in and out to pick up their kids and stuff, though, right? They're going to work. They're doing something there.

**2:33:30.3 Mike Warkoski:** Right. But they also leave at other times for meetings, for lunch, for all these different things, plus deliveries you have, other contractors, and those sorts of things. Again, I understand what you're saying, but it is based on actual data of actual centers that are in operation. So it encompasses all of those, all those vehicles in that calculation.

**2:33:57.0 Bryan Metts:** Mr. Stroud, can I ask a question to follow up just on that? Before I was up here seated, I did get the opportunity to meet with the contractor here, and I said, " Keep putting that stoplight on there, and you'll find out how quickly I don't like this plan. So, as I understand it, it will come down to a VDOT vehicle study at some point to determine whether it needs to be signalized. Your estimate is essentially your worst-case scenario today, based on 13 buildings and full square footage.

**2:34:32.7 Mike Warkoski:** That's correct.

**2:34:33.0 Bryan Metts:** You still owe VDOT some traffic studies, correct?

**2:34:37.2 Mike Warkoski:** Correct. So the study projected the volumes at build-out and the requirements. And it looked at whether it would be a signalized intersection or, for example, at the main access point, whether that would be what we call an RCUT, which doesn't allow. It

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



restricts some turning movements, so you don't have to make direct turns and don't need a signal. But what's required is a signal justification report. And you usually do that when you get closer to construction beyond this stage, because now there's certainty of what will be built and how much will be built. But as part of that report, you not only look at what a traffic signal or what that need might be, but you're also required to look at other alternatives. In this case, rather than just reporting that this was a potential alternative, we were required to evaluate those alternatives at the other driveways, which became part of our study.

**2:35:45.3 Bryan Metts:** You wouldn't happen to know what the... What they call trips through the Bloomsbury intersection today are. Just to put it in relative... It's okay, because I guess I had that concern. My quick math was like, you're 200% of your full-time workforce, and it was just a number that was a little bigger than I think we...

**2:36:09.2 Mike Warkoski:** Well, there are also, remember, there are also multiple studies at that intersection, not just one. Because again, when you have certainty, you know in the future what will actually be built when. And that's when a traffic signal or some other treatment is evaluated and then, you know, determined what it should be.

**2:36:33.5 Kenneth Stroud:** You have a question? I'll come back...

**2:36:39.2 David Sullins:** No, I was wondering which... Where are you on your list? That was not me rushing you. Take your time, dude. I was just curious.

**2:36:52.5 William Davis:** Quick... I got a question for him. Just for clarity, Quick, I got a question. So the traffic number you gave us includes traffic already happening today, or is it brand-new traffic?

**2:37:06.3 Mike Warkoski:** The 5700?

**2:37:07.5 William Davis:** Yes.

**2:37:08.1 Mike Warkoski:** That's the new trips.

**2:37:09.1 William Davis:** That's new. In addition to...

**2:37:10.9 Mike Warkoski:** In addition to. Also, I remember that we studied 7.2 million square feet, so that's come down by 700,000 square feet to 6.5 million. So that 5,700 number drops down a bit because of that.

**2:37:33.8 Kenneth Stroud:** Well, that's helpful.

**2:37:37.1 David Sullins:** You mind if I piggyback on that?

**2:37:38.2 Kenneth Stroud:** No, please.

**2:37:39.1 David Sullins:** Are you about to change directions?

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



2:37:40.2 Kenneth Stroud: Yes, go ahead.

2:37:40.9 David Sullins: I'm going to piggyback on that if I could. Out of curiosity, what kind of credential checks do y'all do, and do you plan on doing them when people are coming and going? What I'm getting at there is how long it takes to get through the gate. How much of a backup is it going to create?

2:37:58.3 Mike Warkoski: I'm probably not the right person to answer that question.

2:38:06.6 Roger Vasiliadis: Yep. We do not yet have specifics on our entrance procedures for exiting through the main security gate. These are decisions we'll make down the road with operations, tenants, and whoever we specify we're working with. Everyone's policies may be different. We know that it'll be a secure site. We're proffering that, we're proffering to the fence. But the exact nature of the security measures, the badges, and where the security guard will be will all be site plan considerations that we'll include in our procedures and policies manuals.

2:38:44.0 David Sullins: How long was that turn in lane that you were proffering?

2:38:48.0 Roger Vasiliadis: The length of the turn lane?

2:38:52.2 David Sullins: Roughly how many cars do you think are going to be...

2:38:53.9 Roger Vasiliadis: Andy's our civil engineer.

2:38:55.2 David Sullins: How many cars would be able to go into that before we start getting on to three?

2:38:59.5 Andy Grecki: Yes. Good evening. My name is Andy Grecki. I'm with J2. So you have the turn lane. So VDOT automatically requires that to be at least 200 feet plus. Then, once you get through the studies, which Mike would do, it's like, "I have this many people on there, so I make sure it actually has that much capacity." And then remember: if you look at this, it doesn't show the site, but everything is pushed back 250 feet, so at least 200 feet of storage length is on our property as well, before you would have a gate to get in.

2:39:26.9 David Sullins: Gotcha. Thank you.

2:39:30.0 S?: Do you all want a traffic light?

2:39:32.8 S?: We are agnostic, sir. Whatever influence the board may have on the VDOT process, we're not privy to that. We know that we're offering the 750,000 whether or not VDOT requires a traffic study. If VDOT does not require a traffic study, we're offering to pay for the cost of the survey, which you can use at your discretion. We do think that more than one access point with a hot HCOD overlay, I believe, as Ms. Foroughi mentioned, is certainly a better way to go than to have one. But I understand that RCUT might eliminate it, and the other ones we're not... We're

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



certainly not looking for traffic lights. Our commitment really is to improve the safety of that intersection on Bloomsbury Road and Route 3. We think it is beneficial for everyone to get that done sooner rather than later. Where the traffic lights go is really just beyond us. But if you all have the influence to work with VDOT, and my understanding is that some local influence can affect those outcomes, but that would be up to you all.

**2:40:44.2 David Sullins:** Gotcha. I won't speak for the whole board, but I haven't been quiet about my opposition to a traffic light. But my concern is that y'all might be able to influence that. And with the numbers we've been kicking around tonight, you're already assuming that everyone who goes in there will take a lunch break and come out. So you've doubled your numbers, and that's already influencing whether we get a traffic light. See where I'm going?

**2:41:07.3 Roger Vasiliadis:** Yes, sir. And I do think that there's... I mean, Mike and his firm are experts at that, so that's why I defer to them on their calculations. But I do think it is essential that we initially do this study based on 7.2 million square feet. We have shrunk significantly. That percentage, I think, would invariably bring that down. But I understand we're not looking to install traffic lights, and we'll support whatever approach you choose.

**2:41:39.1 David Sullins:** Gotcha. Go ahead and finish your list, bud.

**2:41:43.7 Kenneth Stroud:** Yes. Yes, it's about... It's about percentage-wise, that'd bring it back down about 10%. On slide 26, the very last bullet states that the flexibility for cash proffers is to be used at the board's discretion. Which cash proffers? How does that apply? I'm just trying to figure out why that bullet, what that was referring to.

**2:42:29.1 Roger Vasiliadis:** So we asked Clark and, working with Mr. Stuart, to give you the ultimate amount of flexibility for all the monies that come in. We identified the needs for each of these line items through our interactions with you all, supervisors, and the community. So we identified these as kind of critical needs, if you will, and where we got to the total. But Clark can speak to the language we've added that gives you discretion over how to use those expenditures.

**2:43:03.5 Clark Lemming:** When we began the process, the cash proffer categories were exclusive and limited to that particular purpose. As we went through the process, we added the language to virtually every cash proffer. The applicant agrees that some funds may be used for any purpose the board deems appropriate if not used for the designated purpose. So, really, we removed the strings from almost every single cash proffer being offered here, so that if you don't want to use it for that purpose, you can use it for something else you deem more important. So the important thing was to give you all as much flexibility as possible regarding the expenditure of the funds.

**2:43:53.1 Kenneth Stroud:** Thank you. So if I understand correctly, because... People look at this, and they think... They may think that, oh, if I'm Parks and Recreation, I'm going to get \$1.3 million.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



So what you're saying, though, is... And that's just an example. What you're saying, though, is that even though it's on here, this is just basically a map of where you came up with the money, but it's ultimately...

**2:44:27.2 Clark Lemming:** It's moving parts... Yes, sir.

**2:44:29.5 Kenneth Stroud:** But it's ultimately the board's discretion on how this is spent.

**2:44:33.9 Clark Lemming:** If you look at the end of that very proffer, what it says is that such use was to be determined by the King George County Board of Supervisors, within its sole discretion. And virtually every proffer has that kind of language.

**2:44:47.9 Richard Stuart:** Mr. Chairman. Typically, the law allows you to accept voluntary proffers offered by the applicant for specific impacts the project may cause or remediate. And so they have offered those typically in categories they believe this project would require remediation for, like fire and rescue, and whatever else. But then the language ultimately was something like any other legitimate public purpose the board deems. I can't remember exactly. If it didn't need to go there, you could direct it to another legitimate public purpose that benefits citizens.

**2:45:41.0 Clark:** And you can read through each of those cash proffers and see comparable language that we've added to give the board more discretion.

**2:45:49.1 Kenneth Stroud:** Thank you for the clarification, gentlemen.

**2:45:51.8 Clark Lemming:** That didn't make it onto the chart, of course.

**2:45:59.1:** Mr. Stroud, this might help you with transportation on trips. A 100,000-square-foot shopping center would typically have a food anchor of 40,000 to 50,000 square feet. And then you have the other retail uses. It generates somewhere between 8,000 and 10,000 trips a day. So that gives you a benchmark to measure against different types of use. But that's a retail center where people go to shop for groceries and other convenience items. That generates somewhere between 8,000 and 10,000 trips a day.

**2:46:44.0 Kenneth Stroud:** It's just hard for me to imagine we get 8,000 to 10,000 trips in the food line a day. But maybe we're not.

**2:46:51.7 Roger Vasiliadis:** That does put it into perspective. It's a massive project. It sounds like a significant number, but relative to the project's size and the economic benefit, perhaps not as much, especially compared to other uses.

**2:47:06.8 Kenneth Stroud:** Yes. To me, if there are two cars and a house, that would be 2,850 more homes in the county, equivalent to the value of the vehicles. Now that doesn't mean that they're making that many trips a day. But that's, I am sensitive to the traffic on Route 3, and a lot of people

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



who drive on Route 3, who turn out on it, live on it, are sensitive to that. So that's where I was going there. The traffic light... I hope a second traffic light isn't necessary. And I know that... Or I shouldn't... Not that I know, but based on tonight's commentary, it'll probably be several years. But the situation Supervisor Sullins addressed is that, if you go to Dahlgren and these other places with the gates, we deal with something that needs to be offset to mitigate it. So, people here, if you're trying to hit Dahlgren Road in the morning and you're going through town, the traffic backs up mid-block, leaving only one lane. So we already deal with that now, and we like the small-town feel, and we're stuck with small-town roads, too.

**2:48:38.6 Mike Warkoski:** We appreciate that, and we believe the RCUT design is going to eliminate that. Andy, regarding the traffic lights...

**2:48:44.7 Andy Grecki:** Yes, first, for what you were talking about, like a vehicle, something that may help to look at it. If you're talking about 1,100 to 1,300 cars per day, data centers are typically configured to operate on three shifts. And in our proposed layout, you have 13 buildings. That math routes out to about 30 people per shift at each facility. So that's just... If you think about 30 people in a building, that's roughly what we're seeing in those numbers. One building may have more, one building may have less. And that's basically all based on averages. So if you think about the 13 buildings and 30 cars, they're all running in different shifts, some coming in, some coming out. It's not like at Dahlgren, where everybody comes in at the beginning of the day and leaves at the end of the day. And at lunchtime, you got a mix. Everything is staggered within three different shifts.

**2:49:41.9 Kenneth Stroud:** 13 times 30 is 390, which is still a long way from 1300.

**2:49:48.3 Andy Grecki:** Times three.

**2:49:50.3 Kenneth Stroud:** Times... So 390 for the three shifts.

**2:49:53.0 Andy Grecki:** Yes. So it's certainly a valid concern.

**2:49:59.4 Kenneth Stroud:** Yes.

**2:49:59.8 Andy Grecki:** We will also...

**2:50:00.4 Kenneth Stroud:** Well, that helps out a whole lot, so...

**2:50:07.7 Andy Grecki:** We also want to make sure we have adequate queuing for wherever the security fence gets set and for people to go through there. Whether that's on one line or two, make sure it's evaluated within the design. So that works. I also wanted to get clarity. You mentioned two traffic lights. There's only one that we're saying that's potential. That's at 1 and 2, the existing intersection with Route 3 in Bloomsbury.

**2:50:36.4 Kenneth Stroud:** That's the only one. I was thinking that you...

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



2:50:37.6 Andy Grecki: Yes.

2:50:38.1 Kenneth Stroud:

2:50:38.4 Andy Grecki: No, that's the only one. So at entrances 3, 4, and 10 there were not... We don't need any lights. Our initial studies indicated that the RCUT design would meet our requirements and that no additional lighting would be required.

2:50:51.8 Kenneth Stroud: I thought earlier that there was a study that may require one at the entrance to 3.

2:50:58.8 Andy Grecki: Originally, we said, " Oh, there might be something there. And then something came up with VDOT alternate studies. We evaluated the RCUT design. That's why it's in our proffers: so we wouldn't be required to do a light there.

2:51:11.2 Kenneth Stroud: , good. Okay, that helps.

2:51:14.0 Mike Warkoski: It's just this one...

2:51:14.7 Andy Grecki: Just one and two.

2:51:16.4 Mike Warkoski: It's just what we are looking at.

2:51:16.5 Andy Grecki: And it's all, for the most part, there that's based on the existing traffic that's there today. It's already been identified as a safety concern within the district. Step one is to get the right turn lane in place. Step two is what else is justified.

2:51:30.1 Kenneth Stroud: Yes, I use that road all the time. So, I'm very familiar with it. I don't like traffic lights. But that helps with the light. The number of vehicles, I mean, that helps as well, because I don't think the people in the middle of the night are going to be leaving to get kids, or probably not going to get anything to eat. They'll probably bring their food, which will keep it down as well. Well, and I think that my other questions have been resolved at this point. If not, they:

2:52:09.5 David Sullins: I'm down to, like, I guess one question left we haven't already hit. The SEC's rate restrictions you mentioned are:... Those would take effect in 2027. Is that correct?

2:52:19.1 Mike Warkoski: Yes, that's what I read.

2:52:21.1 David Sullins:

2:52:23.4 Mike Warkoski: No... Richard?

2:52:24.7 Richard Stuart: Sorry, Mr. Chair, I don't want to argue with the gentleman, but there was a bill before the SEC to create a separate class for data centers, which are a large user group. I know that the SEC has had some discussions on it. I don't know that there's any consensus on that yet. It is mainly up in the air. Several bills have been filed this year about it, too. Because the

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



problem is all the infrastructure required to serve the data center, and the power goes back into the mix, ratepayers end up paying for it. The data center pays a share as well, just like any other ratepayer. But many believe they should pay the full freight for the infrastructure that serves their projects. You could be right. I'm not aware if that's happened yet.

**2:53:27.6 Mike Warkoski:** Thank you. I do think the trend is a concern, and legislators are looking into it. But I think most importantly, this is the point we made: that rates are not local to the King George residence, rates that the King George residents are based on the Dominion area, the entire Dominion service area. So if there is a subsidy in what you pay each month for data centers. Well, if you're not getting any revenue from those data centers, then you're subsidizing revenues elsewhere, and you're not benefiting from it.

**2:54:09.5 William Davis:** I have one last question.

**2:54:10.5 David Sullins:** Yes, go ahead. Same topic?

**2:54:13.0 William Davis:** No. You got more on that topic?

**2:54:15.1 David Sullins:** Yes, if I could real quick, and this may be for you, Mr. Stuart. Are you aware of any legislation that would allow the end user to resume using bridging power? My concern here is that if we raise the rates, build out this infrastructure, and somehow, somehow, it becomes cheaper to use bridging power. And so now we're paying for all this unused infrastructure. Instead, they're using bridging power. Does that make sense?

**2:54:46.1 Richard Stuart:** Yes. I'm not aware of any restriction against that other than cost, I think. I'm not aware of anything...

**2:54:55.9 David Sullins:** That'll be cost-prohibitive, but not exactly out of the question.

**2:54:58.3 Richard Stuart:** I don't know that. It depends on the generation method on what it costs. I'm not aware of any restrictions other than the agreement they sign with Dominion. And I don't know how long those agreements last when they sign those. So I would say there's nothing that would prohibit them from going back to natural gas if they decided to. But I say that with no authority.

**2:55:29.9 David Sullins:** Mr. Smolnik, you had a question?

**2:55:33.1 Matthew Smolnik:** So I have a question. Looking for clarification. I know Mr. Stroud talked about the traffic signal, and you know your diagram that shows one signal at 1/2. Looking at the proffers, you break it out into phases. I want to get clarification on this. For phase I, you need to analyze access point 3. And you could, if VDOT standards warranted a signal, be at number 3 there as well. So that's traffic signal number 2. That could be in play. And then also, I'm looking here, I think there's another one for phase II for traffic signal 4. I got another proffer. I want to make sure

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



I'm reading this correctly, because the applicant will submit an SJR as identified access point 4. So could there be a signal at 1, 2, 3, and 4? I want the public to understand this because I think Mr. Stroud asked, "How many signals could there be? And I heard one. But based on these recommendations, what I'm seeing in the proffers, there could be additional signals along Route 3.

**2:56:47.8 Mike Warkoski:** Yes. So initially, we evaluated the potential for signals at those locations in our study. We evaluated one and two as signals, and three and four as signals and as restricted RCUT access. So we have the option of either one of those at those locations. As mentioned, our analysis showed that RCUT Access at 3 and 4 would be adequate and serve the site. So we wouldn't need a signal there.

**2:57:31.3 Matthew Smolnik:** With today's traffic.

**2:57:32.6 Mike Warkoski:** No, with the forecasted build out in 2044, I think it was our...

**2:57:38.9 Matthew Smolnik:** Okay, so I guess the question is, is there any possibility we could have a traffic signal at 4, 3, and 1/2?

**2:57:49.2 Mike Warkoski:** If they were...

**2:57:50.8 Matthew Smolnik:** I've read the proffers. I see three traffic signals here.

**2:57:54.2 Mike Warkoski:** They could be.

**2:57:55.3 Matthew Smolnik:** Yes, that's what I'm reading.

**2:57:57.6 Kenneth Stroud:** It also says, I went back while I had the opportunity to what I was referring to. And it was on slide 10, in the third bullet. Submit a traffic signal warrant analysis signal justification report to determine if any signal... It's not yours; it's on the previous slide and in the last brief. Yours, ma'am. And it said, "Submit a traffic signal warrant analysis. I touched it with my finger. To determine if any signalization is necessary to serve Route 3 and Access Point 3. So that was a proposed proffer.

**2:58:49.1 Mike Warkoski:** Correct.

**2:58:51.6 Kenneth Stroud:** Yes, I'm talking about submitting a traffic report. That's what I was referring to. Yes, ma'am, you see it, right? So it was in there to have... There's a proposal to install a light or conduct an analysis to determine whether it's necessary to serve Route 3 and Access Point 3. So what you've said tonight is you have no intentions of putting a light there.

**2:59:16.0 Roger Vasiliadis:** Correct. That's correct. But it's to understand the options and the proper treatment. And a traffic signal is one of those treatments. That doesn't necessarily mean it

## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



would be the preferred treatment at that location, given the factors, the access along Route 3, and how it operates.

**2:59:41.3 Kenneth Stroud:** The other gentleman said that the... And it's in there. Submit an RCUT design for Access Point 3. If the application is approved and constructed, the applicant shall not be required to prepare an additional signal justification report. So...

**2:59:57.7 Roger Vasiliadis:** Correct.

**2:59:59.8 Andy Grecki:** Yes. I think we're getting lost in VDOT's requirements for the process. So, as you submit that justification report, one of the things you put in there is as far as alternatives. So that's what we have in the proffers we're pushing toward using the RCUT design. So that's what we're going towards, VDOT. VDOT ultimately has to review and approve that. So we can't say we're just doing this. VDOT has to review and approve it. The meeting they had, I think you were also involved in that. We discussed it, and they said that it would be acceptable, but it has to go through that process. So that's step one. This is the signal justification report, which basically says, "Hey, here's this intersection." We want to restrict it using this alternative design. VDOT, please tell us we're okay to do this.

**3:00:47.7 Kenneth Stroud:** Yes, I don't know what the remedy is. I don't think you guys want to put a traffic signal there. You know, I think you guys can't make that determination. You're saying that VDOT has to do it. Yes, so...

**3:01:08.3 Andy Grecki:** I'd look to lawyers if they want to change that language a little bit, but we're held to regulations between King George and VDOT. We have to go through that process.

**3:01:20.6 Kenneth Stroud:** We're good. I think we're good with that—dead horse.

**3:01:28.6 David Sullins:** You got that?

**3:01:29.4 Kenneth Stroud:** Yes.

**3:01:30.4 David Sullins:** Did you have them go back?

**3:01:31.8 Roger Vasiliadis:** Yes, so Stuart, if you will, I just, as of November 25th, I just wanted to read this. It states that the SEC has approved the creation of a new rate class for the largest electricity users, including data centers. It's the final order issued in today's Dominion Energy Biennial review. It said the new GS5 rate class will include customers who demand at least 25 megawatts. And the new rate class will be effective beginning January 1st of 2027. Again, not to belabor that point, we do believe these safeguards are coming because we believe it's an important issue, but mostly important is having the tax benefits, the tax subsidies, if you're paying rates that subsidize those things. Thank you.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**3:02:18.4 Richard Stuart:** And Mr. Chairman, again, I don't want to argue that point. But to put a finer point on it, that does not mean we're going to adopt the model everyone wants. If you're in the co-op service territory, the data center must pay for all the infrastructure required to serve the project. That's the model in a co-op. In Dominion, it's different. Even with the addition of a large user class, it has not been determined whether the data center will cover all infrastructure costs. And again, I didn't want to argue with you, but I was trying to make a finer point on that, so this board understands where it stands.

**3:03:04.5 Roger Vasiliadis:** Appreciate that. Thank you.

**3:03:06.9 Bryan Metts:** Thanks, Mr. Chair, for letting me get my nickel back. So I think I did have a question, and Ms. Foroughi, you may have part of this answer. It was my understanding that, if Service Authority water lines are available, applicants must connect to them. We have water on the property next to this property. I think the Economic Development Authority actually owns it on Bloomsbury Road. Is that why we're not requiring this project to connect to Service Authority water and sewer immediately? And maybe that's a Mr. Smolnik question.

**3:03:48.0 Matthew Smolnik:** Yes, I'm not sure of the. You know, just because there's a line there. I don't know the capacity of that line. I mean, it could be a 2-inch line, and they need a 4-inch to get off the ground, so...

**3:03:55.8 Bryan Metts:** And I believe this will all be resolved in this MoU if we get to the next phase of this. Is that correct?

**3:04:01.8 Matthew Smolnik:** Right? Yes, that is correct. An MOU would be the next step after entitlements and rezoning are approved.

**3:04:07.7 Bryan Metts:** And the proffer of 5 million for the auction fees, that's payable when we agree on that MOU? I think your wording was when the county decides to make the connections.

**3:04:22.5 Roger Vasiliadis:** When it's made available to us. Clark, if you could...

**3:04:26.8 Clark:** When it's available, we have to hook up to it at that particular point in time.

**3:04:34.4 Bryan Metts:** So the connection fee proffer will be when you connect to the water.

**3:04:41.3 Roger Vasiliadis:** Well, we're having several things. We're advancing availability fees. So...

**3:04:46.8 Bryan Metts:** That's the one I was asking about.

**3:04:47.9 Roger Vasiliadis:**

**3:04:48.0 Bryan Metts:** When do you pay the county the advance connection fees?

**3:04:55.6 Kenneth Stroud:** It's prepaid. There's 200... Yes, 2.5...

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**3:04:59.9 Clark:** Four advance availability fees. So the 2.5 for water and 2.5 for sewer are payable upon issuance of a building permit for the first data center building or buildings. So that's when that comes.

**3:05:15.0 Bryan Metts:** Thank you. Yep. So, on the award of that building permit.

**3:05:19.4 Clark:** Yes, sir.

**3:05:19.7 Bryan Metts:** Thank you very much.

**3:05:21.3 Clark:** It's got every single payment under these proffers that is made at that first building permit.

**3:05:26.3 Bryan Metts:** Just wanted that clarification for the discussion. I'm sure that's going to happen at the following public forum.

**3:05:31.2 Roger Vasiliadis:** I think the ongoing message here is that we're very anxious to have these discussions with you all, and we want to be customers for public water and public sewer.

**3:05:48.3 David Sullins:** Thank you. At this time, I'll open the floor to public comment. Public comment is limited to 3 minutes per speaker to ensure everyone has an opportunity to speak. Please state your name and address before your comment. Upon completion of the comment, I'll bring the matter back to the board for consideration. And a reminder, there are two public hearings tonight. This is what we're talking about right now: the rezoning of the parcels and the proffers made. So for this one, we did actually have a sign-up list. So I'll run down that list. Ms. Lovell?

### Public Comment for Public Hearing

**3:06:34.4 William Davis:** Four and a half.

**3:06:36.8 David Sullins:** 4:15. Do I hear 3? Yes, go ahead. We'll take a break. Will we come back to you, Ms. Lovell? I'm sorry.

**Due to technical issues, KGCBOS took a three-minute break and reconvened.**

**3:16:05.6 David Sullins:** We're going to go ahead and reconvene. Ms. Lovell, do you want to take the stand? Mic is yours.

### Public Comment

**3:16:26.2 Anna Maria Lovell:** Thank you. Hi, my name is Anna Maria Lovell. I live in Presidential Lakes. Please think very clearly about allowing data centers in King George. Virginia has the most

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



data centers, 640 data centers, more than anywhere in the United States. Data centers in King George, Virginia, have been obsessed with data centers. I see these data centers along I-95 from Northern Virginia all the way to Richmond and beyond. The people of King George, Stafford, and Caroline County don't want data centers. They are worried about the water and electricity. These centers will use a lot of electricity, and there will also be a loss of farmland along Route 3. Also, residents along Route 3 in East Stafford County, between Ferry Farms and the King George County line, are concerned about nearby data centers along the Rappahannock River. They oppose nearby data centers. They don't think data centers belong in agricultural land. Also, sometimes these companies don't care about agreements. You remember that Virginia Power put Birchwood out of business. You remember that, please. And do what's best for the county, not for the businesspeople. Thank you.

**3:17:54.5 David Sullins:** Ms. Moncure.

**3:17:58.5 Tudy Moncure:** Tudy Moncure, James Madison, speaking as a citizen and not a member of the Planning Commission. The proposed notable exceptions raise several critical issues that significantly impact our community. The bold text on slide 11 sets a height limit of 90 feet for three-story buildings. This is a substantial increase from the 65-foot limit for two-story structures. This 90-foot figure seems to have appeared without precedent or visual representation. Slide number six in the KGTC only shows a rendering of a building 66 feet. When did the 90 feet enter into the proposal, and will we see it? We have historical context for tall structures in Fredericksburg. The current tallest building downtown, 601 Caroline Street, known since 1974 as the Big Ugly, stands at 89 feet and still falls below the proposed 90-foot limit. This comparison highlights how dramatically this new limit alters our skyline. The compliance standard on slide 15 is concerning. It states compliance will be demonstrated only "before occupancy." This leaves the entire decade-long construction phase unregulated with respect to noise pollution. Construction noise is inherently disruptive and requires clear limits during the build phase. Furthermore, the operational noise levels for proposed Tier 4 generators are unacceptable. County code limits are 97 decibels during the day and 72 decibels at night. Tier 4 generators also produce mid- to high frequencies between 1000 and 4000 Hz. Each additional Tier 4 generator compounds the noise, far exceeding our current quality-of-life standards. The process of adding proffers wherever an issue is raised seems endless, suggesting a lack of cohesive, well-planned proposal. We must ask, is there a final, definitive list of proffers, or is this a continuous negotiation game? The entire process resembles a game of chicken, pitting the developers against our community's well-being. This is fundamentally at odds with our lifestyle, our neighbors' rights, and what is generally best for the county. I urge you to hit the pause button. Let technology and best practices catch up. Let's follow the lead of neighboring counties and do this the right way.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



Please say no if I have another second to add. I had a question about the end-user question. I don't think that was really answered clearly, and I think we need to put a proposal in for a new sign when you enter the county that says, " Welcome to the techno tourism corridor. Thank you.

**3:21:05.8 David Sullins:** Thank you, Mr. Eliasson.

**3:21:12.4 Arn Eliasson:** Arn Eliasson, James Madison. I think it's important to emphasize that when the planning commission most recently heard the proposal, they recommended against approval. I know that was on July 8, 2025, and there have been changes to the proposal, but they have not been resubmitted to the planning commission. So that's, I'm not sure why that was avoided or ducked out on. The second thing is the comp plan. Everybody keeps saying the comp plan has long designated this area as a technological zone, an industrial zone, and an industrial hub. For the past 20 years, it's been the county's industrial hub. The trouble is that was way before data centers ever came into our consciousness. So, considering the comp plan adequate to guide the decision on whether to invite data centers in is, I think, a moot discussion. A third point is that we were informed that no water, including groundwater, will be used for cooling, and Green Energy has stated that they will not use Rappahannock water. But we don't know what the cooling system is. We have not been given any information on how the cooling will occur, nor will we know how much noise will be generated until we are told those details. As a friend of mine recently said, the devil's always in the details. So without that information, I don't think we can move forward at all. This is, if approved, the 6.5 million, which is the lower limit, and a lower number is requested for the square footage of this data center. If approved, it would rank among the top five largest data center campuses in the US. You have to ask yourself, do we really want to invite that kind of an explosion here in our beautiful county? Obviously, you know my opinion: not knowing where the power will come from is very troubling. A so-called bridge solution was uncovered at the last presentation: natural gas was to be piped in, and jet-engine turbines were to be brought in to generate the power. That's somewhat like having Dulles Airport or BWI right there on that triangle, next to all the people who live there, and about half a mile from my home. I'm not sure that's in any way justifiable. I think that's a critical point about where the power will come from. There are too many unanswered questions, and we won't know the answers until this plan is further developed. Thank you for letting me speak. One last thing, I did want to give Mr. Stroud a chance to read any letters. You said he probably should do that, and that hasn't happened yet.

**3:24:27.4 David Sullins:** We're going to come back to that. Mr. Rutherford. Mike Rutherford. Pastor Davis. Ms. Prokus.

**3:24:56.9 Elena Prokus:** Elena Prokus, James, Monroe District. I have a whole line of questions I wanted to ask. And of course, three minutes won't do it, but I'm going to try—proximity to houses. I'm concerned about that. We've got Bloomsbury Road, Lagrange Road, which is across Route 3,

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



Kings Highway, and even Lambs Creek Church Road. I figure there are at least 20 homes nearby that would really affect people in many ways. And I'll discuss that in a minute. But the second thing I want to ask about is backup generators. How many? What circumstances would allow them to be used? Just the lights blinking? Will they turn them on? The noise ordinance decibel limit is 72 decibels. And do 24/7 people have to listen to that noise all the time? Then there's low-frequency noise that I did not hear mentioned: 40 to 50 DCAs. These tend to cause stress, irritability, difficulty concentrating, sleep disturbances, and cognitive function issues. So that's where the nearby houses concern me. Well, is there a test that well owners could use to have a baseline before? And what process would be available to request well replacement? Would the developer pay to hook up the county well? And just a comment about well owners. Most of us don't want city water. The last group of questions I had, I think I've gone over all of them. Oh, jobs. Yes. I've never heard of so many jobs. Is that during construction, or is that upon completion? Thank you.

**3:27:18.0 David Sullins:** Thank you, ma'am. Ms. Shelton? Becky Shelton.

**3:27:28.3 Becky Shelton:** Hi, my name is Becky Shelton, James Madison District. I'm here on behalf of the people who appreciate the small-town nature of King George and the unpopularity of traffic lights. I think there are still many unanswered questions. We talk about hooking up this big complex to the King George service system. But where is King George getting their water? I don't know, but I think it's a question that needs to be answered. And under the proffers, there were proffers to be made in 10 years. And what would be the total for 20, 30, and 40? But it wasn't that long ago that an ordinary computer was as big as this lectern. And now everybody's got one in their pocket. So, how many years will it be before these data centers are outdated and no longer needed? Just another unanswered question. I know there is some inevitability to the arrival and the presence of data centers. I know we can't go back in time. I'm simply asking the Board of Supervisors to be judicious and unyielding in protecting the rights and interests of our county's citizens. I know that you care about the precious and fragile nature of the life that we share in this country. And I'm asking you, please, not to rezone the agricultural areas to industrial. The loss to all of us would be irreversible. Thank you very much.

**3:29:29.6 David Sullins:** Thank you, ma'am. Mr. Slaiman. Did I pronounce that correctly?

**3:29:37.6 Don Slaiman:** Thank you. Good afternoon. My name is Don Slaiman. I represent the IBEW Local 26. We have 53 members who live in your county. A couple of them asked me to speak on their behalf. They are now going to bed. They get up at 3:00 in the morning to drive two hours, give or take, for about three hours on the road, going back and forth to Loudoun County to build these data centers. They'd like to live here, work here, and make data centers in their own community. The data centers have been a tremendous source of growth for my local union. We worked 14 million hours in 2016. Last year, we worked almost 27 million hours. Our membership

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



has doubled. We're almost up to 15,000 members. And our apprentices start at \$27 an hour. Our journeypersons earn \$59.50 an hour, plus \$28 in benefits. Of that \$28 in benefits, 92 cents go into our training program. And our training is free to the workers. And we spend over \$20 million a year on training. We don't use any government money. It's all of their own money, of our contractors. We have over 200 contractors in this system, including 30 women- and minority-owned businesses. The data centers have been a tremendous source of growth. We've been lucky that the industry started here. And almost a third of all data centers are in Virginia. But now those days are gone. We have to compete with the rest of the country because of power. We import more power than any other state in Virginia, driven by data centers. And I am shocked to hear that they're in batch three. There are 12 batches now. And so to get in line now, it's almost impossible. You know these data centers; everybody's heard that Microsoft recommissioned Fremont Island. Constellation recommissioned the nuclear facility in Illinois for a data center just across the bridge, Calvert Cliffs, trying to negotiate building a data center on their property and using the nuclear energy before it hits the grid. Stack Infrastructure plans to invest \$100 billion to create a natural gas grid in Danville and build 66 data centers. They made a \$125 billion investment in New Mexico. It took them only four months to put that together with a \$40 billion data center. We can no longer think that we can keep this industry in our territory. And that's why I'm here today to speak. For every data center built, we have 30 people working in it every single day, doing ongoing maintenance and tinkering with it. And then we have retrofits, where we bring in 300-400 people to work on them. When you have technological leaps, like moving from AI to using NVIDIA single-process chips to multiprocessing chips. 45% of a data center's construction is electrical. That's our work. We've covered 97% of the data centers in our 44 counties in Virginia. And so that's why I'm here today. We really love these jobs we want to continue. They're safe, they're clean, we have no noise issues with our members' hearing, and you know, it's just a significant development, a spotless environment. And our members would like to work close to home so they can spend more time with their families rather than on the road. We really appreciate your considering this project.

**3:32:43.6 David Sullins:** Mr. Ramirez.

**3:32:52.5 Noy Ramirez:** Good evening. My name is Noy Ramirez. I live in Pierce Court, Presidential Lakes. I am a member of the Eastern Atlantic Regional Council of Carpenters and an apprentice carpenter, currently working on a data center in Fairfax County. I fully support the people at the King George Technology Center. I believe that this project will be a game-changer for our local economy and skilled union construction workers like me. I think a full build-out is expected to generate over 1,900 permanent, high-paying jobs and create nearly \$20 million in local tax revenue each year, funds that could support schools, emergency services, and infrastructure without burdening our local taxpayers. It also positions King George as a key player in our digital economy.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



Our union is full of workers like me who are looking for opportunities to earn fair wages, work close to home, and support our families. And I think the King George Technology Center isn't about just computers and buildings. It's about people, opportunity, and a stronger future for this county. And that's all I have to say. Thank you for your time and consideration. I hope you guys will vote to move this project forward. Thank you.

**3:34:18.2 David Sullins:** Mr. Eastman.

**3:34:29.5 Jeff Eastland:** Good evening. My name is Jeff Eastland. I'm a resident of nearby Stafford County. And I'm here tonight to speak as a concerned and informed citizen. I was a probation officer here in King George, believe it or not, from 1976 to '87, in both the juvenile and adult systems. I'm also a lifelong environmentalist and journalist, having graduated from the first-ever environmental studies program in US history at San Jose State, class of 1973. I've been here 51 years. As such, I have researched, studied, and written extensively about this subject for the past couple of years. And in my view, this proposal is not only ill-conceived, ill-advised, very poorly designed, and factually inaccurate in its presentation to you, but it's an abomination on the landscape, on the viewshed, on the aquifers, the watershed, the wetlands. The data center industry is invasive, polluting, disruptive, and destructive—just from the build-out. Come next door to Stafford to see what they're doing on Eskimo Hill Road and Centerport Parkway. The devastation is breathtaking in its scope. Now, I understand the need for revenue and for jobs, as was so eloquently put by Mr. Davis and the gentleman with the great mustache. But I urge you to seek another path here. You know there has to be another way. Don't fall for that slick corporate speak, the so-called enticement of promises, and the vague assurances that everything will work out. It's not, and I'm sorry, but wildflowers and berms ain't going to cut it. It takes more than 10 years for a tree to grow. Try 80 to 100. And consider this, these large buildings, we're talking 90 feet now. These large buildings will be rendered defunct in a very short time if you do some research. The fast-moving technology will render those large, centralized buildings obsolete. And then what are you going to do with these monstrosities? You're going to have a bunch of mausoleums dotting the landscape. You can't undo that. You can't get that back. You can't put the toothpaste back in the tube. So my advice to you, gentlemen, is don't squeeze the tube. Thank you and good luck.

**3:37:24.1 David Sullins:** Thank you. Debbie Fairfax. No, you told me you wanted to speak, so I put your name on the list.

**3:37:37.0 Debbie Fairfax:** End of the list. I'm Debbie Fairfax. I live in the James Madison District. I agree with Mr. Davis that I hope there is no decision made on this tonight, because many questions remain unanswered, and I think they boil down to four areas: water, power, noise, and end user. We need better answers to the questions we all have, and I think we all have them. From the Planning Commission on July 8, Bret Mafett made the following comment. He said, "I'm not

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



fundamentally opposed to data centers; however, I do not view this particular project as appropriate for this specific land. There is no public water. There is no gas line. There is no appropriate electrical infrastructure." Maffett continued, "Regarding water, their two production wells plus a potential backup well will siphon 60,000 to 70,000 gallons of water per day. This is roughly the equivalent of 190 homes. I looked through that packet. I didn't see where the applicant refuted that. So I welcome them to offer another amount if that's inaccurate." There are impacts on personal wells in Stafford County right now that they're trying to assess as possibly coming from the data center building. If you look at their proposal, you'll see that it refers to their well drilling. If you look carefully at the language, not just the construction in general. How will this water treatment center work? We have one intake right now in the county, and their wording is that they will hook up to county water once it is present, not if, and obviously, they're required to. They're also paying advance availability fees. Are we obligating ourselves to something here? Power. Are they bridging the power with generators, and if so, how many for how long? What is the effect on noise and air quality? Will battery energy storage facilities be needed there at some point? And this is a major thoroughfare in the county. Picture if there were a fire there. Regarding noise, section 3-2-2 in the standards and procedures for conditional rezoning, page 5 of the agenda, states that any zoning request for an individual district shall include a noise analysis. Such an analysis should demonstrate that the proposed external noise levels will meet the requirements. Their study does not prove they will meet the noise requirements because it isn't based on the same site plan, as you can see. It doesn't have the same number or position of buildings, and it doesn't include the same number of air coolers. Then it says, "Yes, there are going to be a lot of air coolers, but basically you're only going to hear one off each building." Look at that carefully. If data centers are air-cooled and generator-powered, noise must be addressed. To give you an idea, R.K. Payne told me he could hear the air compressor in Birchwood, and I think he'd know.

**3:40:50.5 David Sullins:** Thank you, ma'am. That's the last of the folks who've signed up. Are there other people present tonight who would like to speak? Oh, wow. We'll start with Mr. Taylor.

**3:41:02.5 Burnley Taylor:** Thank you. You all know me. I'm Burnley Taylor. I'm one of the landowners for this project. I'm a resident of the Madison district. I was born and raised in King George. I've lived in, worked in, and been active in this community for 63 years. So I've seen a few things. When it comes to county governance and administration, I've seen excellent, good, and not-so-good. But I would like to say that about this Board of Supervisors and about the current county administration staff, I am pleased, and we all should be. I believe King George is well-equipped to face challenges, solve problems, and build our community into the future. County supervisors present, as well as in the recent past, I want to thank you. You have devoted a lot of your personal

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



time, and you have each provided valuable feedback during this application process. I also want to thank Fire Chief Moody and Service Authority General Manager Dan Hamilton. Their assistance and suggestions have also been a great help. I want to express my appreciation to the King George Office of Community Development, particularly Kelli LeDuc, Angela Foroughi, and Jackie Fish. And of course, I want to thank County Administrator Matthew Smolnik. Mr. Smolnik came to this county in trying circumstances, but with a record of success in economic development. He has brought on board many welcoming and helpful staff, some of whom I just mentioned, and they are polite, professional, and effective—many thanks to all of you who have helped to get this proposal to this point. Now, at the risk of repeating what's already been said, I'd like to share some details about the site and this project. At the end of the day, we're proffering 55 decibels. That's it. We can't go over that. And I do believe we have the wherewithal, or the proffers in place, to manage and monitor noise. I know that's a big issue. This property is adjacent to it; it shares the northern boundary with the current industrial park. It's been designated by the county for future industrial development and codified as such in the county's comprehensive plan. This is the only property in the county that has been so designated. This has been the case for over 20 years. If the county wishes to develop commercial property to broaden our tax base, then I can't think of a better place to do it. 32 acres of this site, right along Route 3, is already zoned for industrial use. 17 years ago, 200 acres of this site, adjacent to Route 3, was under contract and, with the county board's support, was to become a large distribution center for the grocery chain Harris Teeter. It was front-page news in the *Freelance Star*, and everybody in the county was thrilled—383 jobs or something like that. And we were happy with it. In fact, we were willing to offer tax rebates to Harris Teeter to bring it to the county. We're not asking for any of that. In fact, at completion, we'll be at \$80 million. So anyway, I want to finish by saying I do not believe that any sober analysis of this project can come to any other conclusion than that this is a home run for the county. Thank you.

**3:44:23.6 David Sullins:** Thank you, Mr. Collum. Did I mess your name up? Oh, wrong guy. Sorry. You're the right guy—wrong name. My bad.

**3:44:34.5 Mike Yurgi:** I'm Mike Yurgi. I'm from James Madison. There are a few things that I have concerns about, the power. With what I do for a living, I am involved in a lot of this. I'm assuming overhead lines will have to be brought in. It's going to affect more residents near the Manassas county line. I guess it's about a mile past Sealston Grocery. With the amount of traffic coming on, that's going to be added onto Route 3. That 60-mile-per-hour road will probably be reduced to 35 to 45 miles per hour. And it's going to need a light with the number of new cars put in there. And that's just going to slow down everyone's commute. And all I ask is that you please do not vote yes

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



tonight. Talk about it. We have a big case coming up on May 4th and 5th. Wait until that is over to determine what is best for this county. Thank you.

**3:45:40.3 David Sullins:** Second row over there. Anybody in the second row? Yes. Ms. DeBernard.

**3:45:52.0 Gina DeBernard:** My name is Gina DeBernard. I live in Fredericksburg. However, my parents own property right up here, down the road in front of the Amazon Property along Route 3, and right up the road from the Green Ventures properties. I have to say, and I told several people tonight, that I've been here for every single meeting with Amazon over the past two years. I sat in on the Fredericksburg project last year, where they approved data centers. And I'm back here tonight, and I will tell you we need to remember that this project came to this board or to the board about the time Amazon did. But they have come back, and they've come back, and they've come back, and I have to give it to them. There have been 10 times as much transparency with this group as there ever was when Amazon came in here. You've got eight or 10 people sitting here tonight. I attended every Amazon meeting, and there were probably two people from Amazon at each one. So I give them credit for that. However, I still have concerns about this. Yes, we've had an industrial area for maybe the last 20 years. My family has lived on that property for 60-some years. And you all have heard me say that as a five-year-old, we dragged cinder blocks across the property, laying the foundation as my dad built our house. So I do have concerns, and what do they call it, those who complain because it's in your own backyard. I'll admit I'm there, right there. But I'm also concerned about this county in the northern neck of Virginia. I love our country's history, and I feel like there are too many what-ifs right now. As the gentleman before me said, we have an Amazon case on May 4th and 5th that's going to trial, and we don't know what will happen. This has been in the works as long as that. Unfortunately, that got pushed through really quickly and approved. And there were some second thoughts about that. Let's not jump in and approve this before we know what's going on with that. If both are approved, we would have not only two large data centers but also the world's largest data center campus. Also, different things tonight that I just took notes as we were talking, 90-foot rooftops are generators on top of that. So are we talking 115 feet if you put the cooling units on top? Adjacent property, well failure. My question was whether our property, which my parents owned, is not adjacent to the property in question. What if our well fails? We're a quarter of a mile away. Archaeological artifacts, keep them in the county—bridge power. Let's look more into that. How much water are we pulling into the river? And the gentleman over here who deals with the wells was going to answer that question for me. And then we're supposed to talk later. Cooling by river water. We have to address that too.

**3:49:08.9 David Sullins:** Ma'am.

**3:49:10.1 Gina DeBernard:** Yes.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**3:49:10.8 David Sullins:** Time's up.

**3:49:11.7 Gina DeBernard:**

**3:49:12.2 David Sullins:** But there will be another three-minute opportunity in a minute.

**3:49:15.9 Gina DeBernard:** All I ask is do not approve this tonight. Get more answers and don't do as they do in the city of Fredericksburg. And 40 people spoke out in disagreement, then they voted unanimously.

**3:49:34.4 David Sullins:** Second row. Anybody in there? Nope. Third row. You're up, ma'am.

**3:49:47.3 Kristen Pruitt:** Good evening. My name is Kristen Pruitt, and I am a business owner located in King George Industrial Park. I respectfully encourage the Board of Supervisors to vote in favor of the King George Technology Center. I relocated my environmental construction company to the King George Industrial Park in 2019. And I have a personal and professional investment in the long-term success of King George County. As a local business owner, I am committed to seeing the county grow responsibly and sustainably. Given the anticipated revenue loss from the landfill closure, the county must identify viable replacement revenue streams. The proposed King George Technology Center represents a strong and forward-looking solution. Its proposed location in and adjacent to the existing industrial park makes both logical and logistical sense, building upon existing infrastructure and land planning. The proposed proffers and improvements associated with this project are substantial and demonstrate a meaningful commitment to the community. I'm not going to list them for the 10th time tonight. Importantly, the technology center does not place an additional financial burden on residents or existing business owners by requiring the construction of new schools. Instead, this revenue generated can help improve existing schools, expand vocational and workforce training opportunities, support competitive teacher salaries, and enhance athletic and extracurricular facilities. These benefits directly improve the quality of life for King George residents while strengthening the county's economic stability and future growth. For these reasons, I respectfully urge you, the Board of Supervisors, to approve the King George Technology Center. Thank you.

**3:51:58.1 David Sullins:** Thank you, ma'am. Okay, anybody else in the same row? Next row back. Yes, sir. Come on up.

**3:52:16.1 John Wheeler:** My name is John Wheeler. I live in the Shiloh District. I came here tonight 100% convinced I knew exactly what I was for. I was against it. I've listened to a lot tonight, and I feel like I'm all over the place. I do have some concerns. I don't want traffic lights. I moved here from Northern Virginia. I've been here for 21 years. I moved here because I wanted that small-town feel, as you said earlier tonight. I would like it to stay that way. Where are these people going to eat their lunches, their dinners? I understand night shift. Somebody said they'll probably eat in

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



their office. That makes sense. But what about the other two shifts? Where are they going to eat? Are we going to have a McDonald's down here? Are we going to... Right now, we have a Subway, a Chinese restaurant or Chinese food, and Sheetz, which is just going to blow up that area at certain times of the day. I saw something about 20,000 construction jobs over 10 years. What does that average out to 2,000 jobs a year? Or is that all at the same time? Where are those people going to eat? I guess I don't understand the logistics of that. But that still sounds like no matter how that number works out, there will be a lot of people trying to figure out where to eat, all over, and it will congest that area. Back in, I want to say it was 2000 or I'm sorry, 2020 or 2021, we had another business that tried to come in from out of town to convert the golf course into a gun range. And we did not make a notable exception for them to change that. And I do understand that some of this is already industrial, but I guess three parcels of it aren't. I don't know. A lot of my objection to this is, I think, probably emotionally based, just because of why I moved down here. To get away from industrial, excessive commercial, or at least what I felt like was excessive commercial. I work in Reston, and when I am required to go to work, it is the most stressful time of my day. I hate driving there, but when I drive up and down Route 3 between here and Ferry Farm, I don't feel stressed. It's actually one of the most relaxing drives I've ever taken. I used to be a courier. That sucked. I don't hope for a decision... I also hope that no decision is made tonight. We need to get as many things on paper as possible. And if you guys decide to do this, I think we need to extract the absolute maximum we can for the county. Thank you.

**3:55:24.2 David Sullins:** Thank you, sir. Anybody else on this side? I'm going to jump over to this side and start with the back. Pastor Shaw. I'll get back to you on that right there.

**3:55:39.7 James Shaw:** James Shaw, James Monroe District, columnist for the Northern Next Sentinel, Citizen journalist, KG Media, top speaker in my capacity as an EVA member, speaking in favor of the GEV project. The already approved Amazon Data Systems land right next door to this project covers 869 acres and greatly dwarfs GEV's smaller 356 acres. The comprehensive plan reserves the last large tract of currently agricultural acres for transition to industrial use when a company like GEV comes in with a workable plan that benefits both parties. Mr. Davis talked about this transition thing earlier. You also need a project that generates enough income to pay the industrial rate of tax, and this project is quite productive in terms of income and taxes. My back-of-the-envelope benchmark is about 22x to 26x the cost of agricultural land as is. If you want to keep more agricultural land, you want the most dense tax-intensive project. This is the best you can get. Over a year ago, the fiber-optic burying team was working on both sides of Route 3, installing 12 conduits. They came all the way to this property, and it stops. That's where development for big data center sites and related work will end for us—leaving the rest of the 90-some odd percent to agriculture because its infrastructure is now in place. One can expect data

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



center site selectors like these folks or someone behind them to choose that land for a data center project. I've looked at the various iterations of the GEV plan. One can always criticize something if one looks hard enough. The more important consideration is that this is the third vendor. There is an opportunity for a friendly competition among these three corporate citizens in the future. Some of them may choose the hard way. We've seen a little bit of that. Some may choose easier ways to win the hearts and minds of the people they intend to coexist with for decades to come, peacefully. God bless the King George renaissance, where the carving out of a few hundred acres for a data center site will serve county residents for decades to come. Thank you.

**3:58:31.8 David Sullins:** Thank you. Yes, sir.

**3:58:40.8 Tom Clark:** Good evening. My name is Tom Clark, and I am a member and representative of IBW Local 26, the electrical workers. I appreciate the thorough report and all the concerns. This is where we're at today. In the 19th century, railroads were the primary mode of transportation. The 20th was the American highway. This is today's infrastructure, and it's necessary. I ask you to take your time and answer all the questions for all the citizens. But I ask for a favorable report. Thank you very much.

**3:59:25.2 David Sullins:** Thank you, sir. And continuing down the row. Yes, ma'am, come on up.

**3:59:35.8 Annabeth Tanner:** Hi. My name is Annabeth Tanner from the James Madison District. I was born and raised in King George, and I moved here after college to be a science teacher at King George Middle School. So I have some questions. What will happen when the technology becomes outdated and/or tech companies develop better ways to store data? Data centers have no decommissioning regulations. To quote the Sierra Club, "They will live as a giant hunk of concrete long after its tech company occupants have decamped." We have seen the long-term adverse effects of rural areas being abused by corporations, with potentially deadly effects. Long after the region has been abused, we can look to strip mining, destroying our state neighbors like West Virginia and Kentucky, where, after the companies leave, deadly floods have forced residents who have lived there for generations to leave their homes. I am a sixth-grade science teacher. In one of our sixth-grade SOLs, we talk about the Navajo Nation. They still don't have clean water due to uranium mining from the 1940s through the '80s. This company has no reason to prioritize the residents of King George County. In fact, they have an obligation to their investors to prioritize profit over the long-term benefits of the people of the land on which they are housed. Data centers also increase noise pollution. This constant noise pollution affects residents and our children. Residents in Loudoun County, just up the road from us, complain about a humming that disrupts their sleep, triggers anxiety, and interrupts their daily home life. Some neighboring data centers report pushing mattresses against windows and exterior walls, and wearing noise-cancelling headphones at home to function. Noise pollution is not just annoying; it also has a very real long-

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



term health effect. According to the International Commission of the Biological Effects of Noise, noise pollution can cause and worsen cardiovascular disease, type 2 diabetes, mental health problems, and cognitive problems, as well as cause childhood learning delays. For a county that already has a staggeringly high patient-to-clinician ratio, do we really want to place a greater strain on our medical resources? Also, this land is just three miles away from Sealston Elementary School. We know that noise pollution harms neighbors, but it also harms the more than 700 elementary school children who attend the school. As a teacher, I am biased, and I think our children's education should be our number one priority. Noise pollution also affects our local ecosystems and agriculture. Animals use the sounds for many reasons, including navigation, finding food, attracting mates, and avoiding predators. Increased noise pollution, which can be constant with data centers, can affect pollinator behavior and biodiversity. This not only harms the ecosystem but can also have long-term adverse effects on agriculture. According to research funded by the National Science Foundation, the adverse effects of long-term noise pollution persist even after the source is removed. We've heard a lot about these wildflowers, but they don't attract pollinators if there's a 24/7 buzzing sound, which prevents them from navigating, finding food, reproducing, and actually pollinating. So thank you so much.

**4:02:27.3 David Sullins:** Thank you. Okay, next row up from there. Oh, yes, come on up.

**4:02:37.1 Ray Celeste Tanner:** Hi, I'm Ray Celeste Tanner, her older sister, from the James Madison district. So, first off, I'd like to remind us of the vision statement on the King George Board of Supervisors website, which was adopted on December 3rd of 2024, to promote the general welfare by maintaining a rural county where all citizens can enjoy freedom and prosperity with limited government intrusion. Moreover, with the mission to promote rural life, civic engagement, fiscal responsibility, and protect our community, preserve our heritage, and anticipate future needs as well as opportunities to make King George, Virginia, the best place to live, work, raise a family, and own a business. I am deeply concerned that rezoning over 300 acres in the Route 3 West Settlement Area to industrial use to house a data center will not promote the general welfare, maintain a rural county, protect our community, or preserve our heritage. Moreover, it will not make King George the best place to live, raise a family, and own a business. Data centers hurt the local environment through air pollution. Data centers require an overwhelming amount of energy. According to a 2025 report from the University of Michigan, on average, a single data center can consume the equivalent of an entire small town's energy use. It cannot fully operate on renewable or clean energy. Data centers have massive carbon footprints, contributing to increased greenhouse gas emissions. In Loudoun County, those emissions have increased by more than 50%, mainly due to data centers. This hurts air quality, which we know worsens asthma and bronchitis, and can lead to premature death. Additionally, CO2 emissions, combined with the heat generated

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



by these servers, can make the land and air around the data centers much hotter. If they don't end up using water to cool the data centers, I'm curious to know what they plan to do instead. Water has been used to reduce electric and gas use, but will there be an even bigger increase in electric and gas use without water? Water is worrisome, but so is increased use of other resources. As a reminder, plastic bags were introduced as a more environmentally friendly alternative to paper bags. And look where that got us. Please don't immediately jump to the conclusion that this data center will be cleaner for us just because it claims not to use water. Data centers increase residents' cost of living. We know that they place an immense strain on power grids. And I will say they did claim that the increased cost of energy will affect everyone. But as someone who grew up in King George County, attending King George Elementary, King George Middle, and King George High School, I was taught that civic engagement and being responsible citizens to our neighbors are pretty critical. So I don't buy the idea that if we don't have this dataset somewhere else in our power grid, we can't be the ones to fight this data center. Thank you.

**4:05:49.2 David Sullins:** Thank you. Okay, next row up. And yes, sir.

**4:06:04.8 Kevin French:** Good evening. My name is Kevin French, and in full disclosure, I am a neighbor of King George's County. My property abuts the King George County boundary, and I thank you for allowing me to speak tonight. I do not... I'm certainly impressed by the astounding scale and level of engagement from the applicant presented tonight. It was truly impressive. And I don't presume to make a recommendation to this board tonight regarding your momentous decision. But I have spent significant time working with the Stafford County Planning Commission and the Board of Supervisors, and last year implemented state-leading data center standards. And I offer some things for you to consider tonight. I heard two different job numbers, and I'm sure this can be reconciled. I may have misheard perhaps 2,000 from the applicant and 1,100 from the county staff. We may want to clarify that or correct my hearing on that. I would also ask that the county consider the extent to which binding assurances may have been made regarding the number of FTEs involved in job promises. Just understand what kind of assurances there are, or if those are merely estimates for you to be clear on. I also recommend that the board consider and understand the visual impact of rooftop cooling towers. These are typically structures added to the building's height and may exceed what is permitted or limited by county ordinances. Again, I do not know the details of this application, but that is something to consider. Consider adding rooftop cooling towers for height. I'd ask you to consider natural gas as a potential bridging power solution. This significantly alters the COM's noise and emissions in the standard noise ranges of the DBA and DBC low-frequency ranges, especially for generators that would be running 24/7 at night—something to consider even with decibel compliance. I'd also strongly recommend that the county consider a pre-development ambient noise study to assess ambient noise levels in different

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



situations along the boundaries at nighttime and daytime, and then compare those to the proffered levels or your county ordinance decibel levels. I'd also strongly recommend that... I retract that. I heard tonight that decibel compliance was proposed. I found that interesting in that proffers typically go beyond what's in an ordinance, and I think the proffer was that it would meet the ordinances, which I just found unusual, and I may have misheard that as well. The well water remediation proffers are really humane and generous. I would ask you to consider a specific arbitration process there to remove burdens on property owners when they believe they may have a harm to address. Thank you.

**4:09:21.5 David Sullins:** Thank you, sir. Anybody else over here? Yes, sir. Actually, yes, go ahead.

**4:09:32.5 Marcel Vyverburg:** Good evening. My name is Marcel Vyverburg. I'm the owner of Horti-Group USA. A thriving farm right next door to this place. Picture this—a massive data center. Hold on. Let me get my glass. Monstrosity crammed into a barely 200 usable acres in our front yard, unobstructed from our farm and mere feet away. Uses millions of gallons of water, emits harmful pollutants, and generates noise exceeding 90 decibels and harassing my workers, disrupting operations, and harming plant growth and humans alike. It will run us out of business. The real issue here is GEV's utter lack of a tenant. No committed partner, no real end user. Just empty speculation laid out in their presentations and documents. How can this board possibly forge ironclad zoning proffers or secure fair infrastructure deals without a powerhouse company like Microsoft or Google directly involved? This issue mirrors the White House's firm stand last week under the current administration: big tech must shoulder the full cost of their enormous energy appetites and grid expansion, not pass the bill to hardworking ratepayers. Microsoft has already graciously agreed to do just that with no tenant to hold accountable or record the exact rate hikes Dominion has repeatedly cautioned against. Data shows Virginia ratepayers saw a 15% increase in 2025 alone. Their presentation claims no increases are coming. Don't know how, but approval would reward fly-by-night developers peddling illusory tax windfalls. The county's handling of the AWS project and pending litigation has already deterred serious investors from investing in the county, which would risk bringing a hyperscaler here. What does the law say about this? The King George County Zoning and Subdivision Ordinance, Appendix A of the Code of Ordinances, clearly states that the ordinance emphasizes compatibility with surrounding land uses and requires that proposed developments not be detrimental to the use, development, or value of adjacent properties or the general neighborhood. Failure to demonstrate minimal adverse effect on adjoining properties should result in denial or conditions. They have clearly shown not a minimal adverse impact. Despite the noticeable adverse impact on my neighbors and me, if the board decides to ignore the ordinance and approve this crazy plan anyway, we would be forced to appeal immediately to the Circuit Court. Dear board members, the stakes couldn't be higher. Defend the

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



image of King George County, our farm, our employees, and our neighbors' farms. Preserve our jobs and secure a sustainable future for King George County. In other words, do the job you're elected to. I got more, but I guess my time's up.

**4:12:47.0 David Sullins:** Thank you.

**4:12:55.9 JW Swain:** My name is JW Swain. Thanks for having me tonight. I don't live in King George's County, but I'm here to represent Virginians. I live about a stone's throw, about 100 yards from the King George line. I was a chemist for a major chemical company in the Richmond area. And I want to talk about a couple of hidden facts we haven't discussed tonight. One of the young ladies touched on a little bit, but I want to talk about environmental and health concerns. First, we all know that the Sealston School is probably less than a mile away. There are two factors that I'm going to talk about tonight. If there are cooling towers, we don't know how these centers will be cooled; that would be through an evaporative process. In these cooling towers, antifouling chemicals, glycols to prevent freezing, and biocides are used to prevent the growth of organic matter. Where does this stuff go? Well, the cooling process occurs through evaporation. So we've got aerosol and mist that's blowing into the air, and it blows out over the countryside, out over the land, and into the river, and maybe perhaps into our schools. The second thing is generators. This will be a 6.5 million-square-foot process. We talked about bridging power tonight. Go look up Memphis and see how they're doing with their power, where they have gas generators and a much, much smaller building that's causing issues. And just in case you don't know from a chemistry side, we're producing a lot of ozone. O<sub>3</sub>, which reacts with everything organic. That means it reacts with you, your eyeballs, your lungs, and everything. N oxides, that's nitrous oxides, that hydrolyze with water, making nitric oxide. You all heard of acid rain? There you go, right there. And then PM<sub>2.5</sub> and 10. That is a particulate matter. 2.5 is the size of a micron. A micron, you can put many, many, many of them on a human hair. These particles go down in your lungs, and they never come out. If we're going to concentrate a pile of generators in one particular geolocation, you can imagine how 240 hours of a Tier 4 generator running at 750 horsepower would produce about 1100 pounds of exhaust. That is mind-boggling to me. 1100 pounds of a particle is 2.5 microns, which is a millionth of a gram. And that goes out over the area. And that's what we end up breathing. And when you concentrate on that particular microbiome in an area of the size that we're talking about here, you've got some real problems. It's just like some of the issues. Like when we were kids, everybody smoked. Now, it's the law against smoking. This is why technology has not kept up with what's happening in the real world. And I hope you will look at these things as they're not moneymakers; they're environmental issues we need to consider. Thanks for your time.

**4:16:06.6 David Sullins:** Thank you. Okay, is there anyone else we missed so far? Mr. Dines, do you have anybody online who wishes to speak?

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



**4:16:17.2 Chris Dines:** Yes, Mr. Chairman. The first person is Michelle Gill. Ms. Gill?

**4:16:22.8 Michelle Gill:** Can you hear me?

**4:16:25.0 David Sullins:** Yes.

**4:16:25.5 Michelle Gill:** Okay, great. Thank you for the opportunity to speak. My name is Michelle Gill. I live in the James Madison district. And I appreciate the thoughtful questions the board raised this evening. Data centers are among the most resource-intensive facilities being built today, as tonight's discussion has highlighted. First, we've heard about the water and cooling impacts. I personally heard conflicting things tonight. One was that this facility would not use county water or affect the water table or the Rappahannock River. However, earlier, we heard the applicant say that they would rely on on-site private wells. By definition, any groundwater well draws from the local aquifer and therefore interacts with the water table, which in turn affects the river. US data centers consume approximately 449 million gallons of water per day, more than 163 billion gallons annually. Even when air-based or closed-loop cooling systems are used, as mentioned, they typically have higher upfront costs and, in many cases, lower energy efficiency than water-based systems. These systems often require significantly more electricity to operate, reducing power-use efficiency and further straining the electrical grid. Second, land use integrity. Agricultural zoning exists to protect working land, food security, and the county's rural character. Once land is rezoned to industrial use, that protection is permanently lost. And while the Comprehensive Plan may allow industrial designation, that doesn't mean every industrial use is appropriate, particularly when the impacts are long-term and irreversible, and when there are economically viable, environmentally responsible alternatives that align with both the Comprehensive Plan and long-term stewardship. Economic development does not have to come at the expense of agricultural land grid stability or future resilience. And third, financial return and energy impacts. Research from the University of Michigan has found that tax incentives for data centers often fail to deliver promised economic benefits. Another study shows that several states that have evaluated data center sales tax exemptions have found that taxpayers lose between 52 and 70 cents for every dollar spent. And finally, public understanding and use of transparency. According to the applicant, we heard tonight that the facility would generate approximately 5,700 vehicle trips per day after construction. That level of sustained traffic brings real costs related to road maintenance, safety, noise, and emissions, which are generally borne by the county and its residents. It's reasonable and responsible to ask what enduring public good is being served and who bears the risk if operational uses change. The board is entrusted with long-term stewardship, not short-term approvals. I respectfully ask you to protect this county's land, infrastructure, and rural nature by voting no on this rezoning request. Thank you for your time and your service to the people of King George's County.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**4:19:38.4 David Sullins:** Right, thank you. Mr. Dines, we have another?

**4:19:42.0 Chris Dines:** Yes, sir, we have Mr. Roy Shannon. Mr. Shannon?

**4:19:46.8 Roy Shannon:** Yes. Good evening, Chairman Sullins and supervisors. My name is Roy Shannon with the law firm of Shannon Wright, located in Alexandria and Leesburg in Northern Virginia. I represent Horti-Group USA, LLC.

**4:19:57.7 David Sullins:** Mr. Shannon, can I ask you to make sure you're speaking into your microphone? You faded out.

**4:20:01.2 Roy Shannon:** Sorry about that. Is this better?

**4:20:05.0 David Sullins:** Barely.

**4:20:07.5 Roy Shannon:** I represent Horti-Group USA, and we oppose this project for several reasons. First, I'm going to talk about two of them: the planning commission vote and the approved site developers' application, which received an unfavorable recommendation. Then we'll discuss the approval standards for the comp plan. So, on the first issue regarding the unfavorable recommendation, the slide that titled notable changes since the planning commission, I think that's a little misleading to the extent that those items that are on that slide were, they were known before the planning commission, number of those, there's not that many changes to what the planning commission actually had before them. I think it's critical that the planning commission you appointed clearly indicated this was an unfavorable recommendation for the application. And I think that needs to be considered because these are the people who do this all the time. And so again, that is critical, that unfavorable recommendation. The second issue concerns rezoning, particularly the standards you must apply. I think the comprehensive plan was outdated. It's not. It was approved in 2019, and, under Virginia Code 15.2-2230, it must be revised or reviewed at least once every five years to determine whether amendments are appropriate. The purpose of the comp plan is for long-term planning, not piecemeal amendments. And so this type of amendment is not good long-term planning. In particular, when the board is considering this, the supervisor shall, and I quote, "consider the proper relationship of such amendment to the entire zoning plan and to consider the integrity and validity of the zoning districts described in the ordinance." I think it is essential, when you're considering this, to do it across the entire zoning and the entire comprehensive plan, not just this one particular site. And so again, when you're considering this, we ask that you look at it from the standpoint of the entire county, not just this one particular site, because otherwise you're doing piecemeal. This isn't spot zoning; you're doing piecemeal planning, which is never suitable for the county, especially given the newer technologies involved. Again, I would point out that everything I've seen or heard in this application indicates it will bring in billions in revenue. Any potential drawbacks, including energy problems, dry wells, or lack of

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



traffic, were downplayed. So I think the county is being sold a bill of goods here. Only good, no bad. And that's not the case in these types of situations.

**4:22:59.6 David Sullins:** Mr. Shannon, thank you for the comments. The first, probably half, if not more of yours, was so faint it was tough to hear. I would encourage you to email that to us here at the board so we have a written record of what you said. Make sure we understand. I think the gist of it was you're against it, though.

**4:23:16.7 Roy Shannon:** Yes. I'll fix my microphone before the next public hearing.

**4:23:19.3 David Sullins:** Well, now you're rocking it.

**4:23:24.0 Roy Shannon:** I'll fix it for the next one.

**4:23:26.0 David Sullins:** Thank you, sir. Mr. Dines?

**4:23:30.4 Chris Dines:** Yes, Mr. Chairman, we have Mr. Todd Fairfax. Mr. Fairfax?

**4:23:35.7 Todd Fairfax:** Can you hear me?

**4:23:38.1 David Sullins:** Thank you.

**4:23:38.7 Todd Fairfax:** Excellent. Todd Fairfax, James Madison District. Mr. Chair, good evening. Let's talk about sound. I'd like for you to join me in a thought experiment. Imagine that I place a stereo speaker on the podium in front of you, and set the volume to 8 out of 10. Your common sense and experience tell you that each of you on the dais would experience a certain level of sound noise. Now, let's say I add the same speakers to each chair in the front row, all set to volume 8 out of 10. You know that the sound noise level you'd experience on the dais would now be much greater. And again, let's say I add one of those same speakers in each chair in the room, all set to volume 8 of 10. There should be no doubt in your mind that the sound noise you'd experience on the dais would be even greater still. Why? Because sound adds. Each noise source adds to the overall noise experienced. I call your attention to the sound studies in the packet, specifically the second paragraph of section 2.2 at the bottom of page 2. The study notes state that while multiple units will be used for a building, these are HVAC units; only one chiller would likely affect sound levels at any one location along the property line. Based on the thought experiment I just took you through, does that make any sense at all? Multiple noise sources will exist on each building, but only one noise source was used in this study. Multiple noise sources will increase the noise along the property line. Furthermore, the building number and arrangement shown in the survey do not match the number and arrangement of buildings in the application before you tonight. Graph one on page three of the sound study outlines the sound level drop off over the distance of a single HVAC unit, not the total number. This board should defer the application until the sound study is re-conducted and resubmitted, including the property numbers for the HVACs and the correct

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



number of buildings modeled at the proper height above ground. Remember the thought experiment earlier and your own personal experiences. Make sure the nearby citizen voters do not hear these HVAC units. Thank you.

**4:25:59.1 David Sullins:** Thank you, Mr. Fairfax. Mr. Dines?

**4:26:05.0 Chris Dines:** That was the last online citizen, Mr. Chairman.

**4:26:09.0 David Sullins:** And I know we've got some correspondence. Mr. Metts.

**4:26:12.6 Bryan Metts(written correspondence):** Thank you. I received this correspondence from Mr. Kevin Biondi. I'll read it. "I am a resident of the James Monroe district. I've been a resident and taxpayer in King George's County for many years. I am writing to express my strong support for the King George Technology Center project. This project is entirely located within an area that the county has long designated for future industrial development and fully conforms to the county's comprehensive plan. The technology center will generate many millions of dollars in tax revenue over the coming years. These revenues are critically important as King George County faces significant financial challenges. In addition, the county will lose a significant source of revenue as the landfill is phased out over the coming years. The King George Technology Center represents an opportunity to help offset that loss and provide a stable, long-term revenue stream to replace it." "As a taxpayer, I welcome this project because it will help the county address these challenges while keeping real estate and property taxes as affordable as possible for individual residents. In addition, the technology center will provide high-quality employment and long-term career opportunities for young people in our community, allowing them to work and build their futures right here at home. I would much rather see a strong tax revenue producer that aligns with our long-term planning goals than large-scale residential development with dense housing on small lots. For this reason, I respectfully ask you to support the King George Technology Center."

**4:27:41.4 David Sullins:** Thank you. It was brought to my attention that we're approaching 10 o'clock and that we need to hold a vote to extend past 10 o'clock. No, we've got to do this before 10. Yes.

### Motion to Extend Meeting Time

**4:27:55.7 Bryan Metts:** Yes. I'll make a motion to extend our meeting till...

**4:27:59.7 William Davis:** 12.

**4:28:00.0 Bryan Metts:** 12. I know. We don't have to go to that number.

**4:28:06.0 David Sullins:** We have a motion on the floor. Do we have a second?

**4:28:14.7 William Davis:** Second.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



4:28:16.7 **David Sullins:** Properly seconded. Any discussion? Seeing none. All in favor say aye.

4:28:20.7 **Kenneth Stroud:** Aye.

4:28:20.7 **William Davis:** Aye.

4:28:20.7 **Bryan Metts:** Aye.

4:28:20.7 **Cathy Binder:** Aye.

4:28:23.1 **David Sullins:** Any opposed? Chair votes aye. Motion carries. We are extended till midnight. Mr. Stroud.

### Written Correspondence of Public Comment Continued

4:28:35.7 **Kenneth Stroud (written correspondence):** I'm going to try to hit all these, but I've got an email from Mr. Kelly Strauss here. "Mr. Stroud, I wanted..." He's in James Madison. "I wanted to share some insights on the positive impact that data centers have on local communities such as King George County. Data centers not only bring high-quality jobs and increase tax revenue, but they also support local infrastructure improvements and community initiatives. Their presence can drive economic growth, enhance education opportunities, and help attract additional businesses to the area." Okay, that one has already been... That was Ms. Pruitt, since she came up and spoke. Give me one second here.

4:29:32.8 **David Sullins:** So we can spread this out so nobody has to do a whole lot of reading if you want. You want me to hit Carla Jones real quick?

4:29:37.7 **Kenneth Stroud:** Go ahead.

4:29:38.5 **David Sullins(written Correspondence):** "Dear King George County Board of Supervisors, my name is Carla Jones. I live in the James Madison district of the county. As a lifelong resident and also environmental professional for over 25 years, I'm opposed to both the rezoning and special exception permit application from Green Energy Ventures for the proposed data center along Route 3. The facts are that data centers produce low-frequency noise continuously. These noises are often felt and not heard. The vibrational energy of data centers can affect people's central nervous systems, triggering a fight-or-flight response. This affects some of our most vulnerable people, children, due to developmental and sleep needs. I have personal experience as both a government regulator and an air inspector at the Virginia DEQ, and as a worker in a large industry in the immediate area. I've been involved with noise complaints on both the regulatory and industrial sides. The fact is that people living several miles away from the King George dump can hear the machinery motor sounds, and it has affected them. Please see your own record of noise complaints involving the Birchwood power facility and the King George landfill. Also, see the

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



Virginia DEQ Northern Regional office noise complaint log for these facilities and other data centers already in operation. There are many houses within a few hundred feet of the proposed data center locations. The ongoing hum of low-frequency noise of data center operations can greatly diminish the quality of life for these individuals. The noise from the data center travels through buildings, trees, walls, land, et cetera." "A few extra feet or a few trees planted will make little to no difference to people living nearby or even several miles away. Please do the citizens of King George County and the data center. No amount of money can offset the irrevocable impact on our county of citizens' health. I appreciate your consideration in this matter. Kind regards, Carla Jones." You want Jeff Green?

**4:31:30.3 Kenneth Stroud:** No, do it.

**4:31:32.3 David Sullins:** And Mr. Dines, go ahead and run the clock on these because some of them are pretty long. Please.

**4:31:36.3 William Davis (written correspondence):** This was not. This is from Jeffrey Green. "Dear members of the Board of Supervisors, my name is Jeffrey Green, and I own a property at 3498 Kings Highway in the vicinity of the proposed project. Requesting a rezoning of approximately 300 acres of agricultural A1 to industrial for the purpose of constructing a data center. I strongly oppose this request. Many homes around this area have their own residential wells. This is a significant concern because the high water consumption required can deplete the water supply. There is an additional concern about high electricity use, which can lead to blackouts and higher costs for residents. There are environmental concerns about noise, air pollution, and potential health risks from living near this data center. These can significantly degrade our quality of life and prevent us from enjoying our homes properly. I ask that you prioritize the health, safety, and quality of life of your constituents and deny the request for a rezoning and a special exemption permit. Jeffrey Green.

**4:32:36.7 David Sullins:** You got Justin Green?

**4:32:37.7 Kenneth Stroud:** Yes, I can do Justin. So I've got an email here from Justin Green, James Madison District. "Dear Mr. Stroud, members of the board, I'm writing to you in opposition to the Green Energy Ventures application. Just got the numbers here to go from A1 to industrial zoning. I live adjacent to the proposed project and believe it will be detrimental to our quality of life. Traffic is already heavy in our area, and with 10 to 15 years of full build-out construction, this will be massive for our small area of family homes. My neighbors at 3396, 3412, 3456, and 3524 Kings Highway, which are directly across from this proposal, and 11580 and 12000 LaGrange Lane, along with neighboring properties on Bloomsbury Road, have previously spoken out against the project at planning commission meetings. I ask you to think as if you were an adjacent neighbor on a

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



shallow well living directly across from this massive build out to consider the noise during construction and once up and running in full operation, lighting for parking areas at night reflecting towards homes and the traffic implications that this project will cause on neighbors living on already high traffic State Route 3."The suggested traffic signal at Bloomsbury will require the neighboring homes on Route 3 to wait for the signal to change before exiting their driveways. This will push the gateway of the Northern Neck farther down and make our peaceful way of life a new way of life that will not only affect the generation of families who have lived in this area their entire lives, but also the generations to come. I ask you to oppose this rezoning application and stand with the neighbors in this stretch of Route 3. Thank you for your time and consideration. "And I've got Mr. Larry Emory, who is a business owner in the industrial area. He was not able to come tonight; he wanted to, but he was ill. He supports the project. He wanted to go and speak in support of it.

**4:34:47.9 William Davis:** And I think that's all I've got.

**4:34:51.0 David Sullins:** Anybody else? Ms. Binder, do you have anybody?

**4:34:53.7 Cathy Binder:** Yes, I do. So, are you ready?

**4:34:57.7 David Sullins:** Yes. Hit it.

**4:34:58.1 Cathy Binder:** "Good morning. Friends of the Rappahannock acknowledges that data centers are integral to modern life, supporting essential digital infrastructure. But just like any development project, they must be assessed for their impact on sensitive areas and resources, such as streams, wetlands, and floodplains. Additionally, water in Virginia is a public trust resource. There needs to be transparency in how much and in what way water resources will be used. It is in the public's best interest to have the information. Data center companies and local governments must be open and truthful throughout the planning process for data centers and associated supporting infrastructure projects. Please find below my further comments. Wetlands: Wetlands are present in the northern part of the site, and the applicant has offered to submit a wetland delineation with the initial site plan. Yet, a wetland delineation, sorry, I'm mispronouncing that, was already performed by TNT Environmental in June 2024. The applicant should share results of that delineation with the public before the project application is considered, including how many acres of wetland, if any, are to be impacted and mitigated for." "In the Rappahannock River watershed, most wetland mitigation credits are purchased from downriver wetland, which leads to degradation of local water quality in the case of the Birchwood. Floodplains, proposed buildings 1 and 2, and substation 1 are shown in the drawings to be located within the FEMA-designated floodplain. Citing critical infrastructure within a federally designated floodplain is a poor idea. Buildings 1 and 2 and Substation 1 should be removed from the proposed project:

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



erosion, sediment, and stormwater BMPs. We are also concerned that the proposed substations are directly adjacent to sensitive site features, including wetlands, floodplains, and the RPA for Birchwood Run. Extensive disturbance will be required adjacent to these site features, which will place them at risk. At a minimum, the applicant should provide funding for extra third-party erosion and sediment inspections and monitoring. All stormwater BMPs should be designed for a 50-year storm capacity. Regarding transparency and water use, the FOR appreciates that no groundwater will be used to cool the data center equipment. The application also states that no water cooling of the data center equipment will be permitted on the property unless and until the property is connected to and served by the service authority water system or other water supply sources become available." "However, given the current effort by DEQ to move King George away from groundwater wells, the applicant should share estimated potable water use data from groundwater wells. Additionally, the applicant has not specified how the project will be cooled if it uses potable or reclaimed water once it is connected and served by the service authority, even though the water supply sources become available. The estimated amounts of water to be used for cooling should be shared with the public before the application is considered. Respectfully, Brent Hunsinger."

**4:37:53.7 David Sullins:** Got anybody else? Excellent. I will now close public comments and close the public hearing. Thank you. We've got a lot of information brought before us.

**4:38:26.2 Kenneth Stroud:** So if the decision is not made tonight, do we have to have another public hearing?

**4:38:35.8 William Davis:** No.

**4:38:39.7 David Sullins:** Now, the question, in case you didn't hear, was if the decision is not made tonight, do we do another public hearing? The answer is no. The public hearing occurred tonight. We can take this offline, consider it, and vote on it at a later date.

**4:38:56.0 Cathy Binder:** Mr. Chair, I have a question for Mr. Stuart. How long is the window for deferring it?

**4:39:07.5 Richard Stuart:** I'm not sure there is a window. I think you have enough time to consider this and explore other options.

**4:39:17.4 Cathy Binder:** Thank you.

**4:39:22.3 Kenneth Stroud:** Well, I mean, so there was a lot of talking tonight. You know, a lot of people talked; we had for and against, and a lot of the people were against. I heard about environmental concerns affecting birds, bees, and other animals, including reproduction. But the way I see it is that, if you listen to a lot of people and go by their comments, there will be no data

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



centers anywhere. There won't be any cars, there won't be any industrial complex, and they'll be eating honey, I guess, I don't know where they'll get it from. But the thing is, what I didn't hear anyone who came up and spoke against it say is how they're going to pay for all the county's bills. We heard that teachers spoke against it, and the young lady even said that the children's education is her priority. I'm glad to hear that, because paying teachers wasn't a priority. Most people complain about salaries, and being unable to pay teachers and other expenses enables that. Okay, the county needs revenue. The county needs revenue. The money's got to come from somewhere. Now, a lot of people say, well, it can come from somewhere else. There's got to be a better idea. There's got to be a better solution. Amazingly enough, I haven't had anybody come up yet and offer that. You've heard that at one point, I guess, Teeter, I may mispronounce, was an option there. And for some reason, that didn't pass the test. Some people live nearby, some of whom, the majority of whom are against it, say that... If in a perfect world money weren't a problem, if in an ideal world that, there wasn't any need for, I guess, data centers, technology centers, or any of this, and we didn't have to solve these problems, then that'd be really cool. But I think Pastor Shaw did an excellent job of drilling it down. And we have an economic development board. We have economic development for a reason. The county needs economic development. People say, well, we need more small businesses. Some people say we need more businesses. Where does money come from, from a company? I know, I'm not going to put people on the spot necessarily with that, but where does the money come from? And it comes from the property tax. The highest property tax comes from what, industrial acreage? Not from agriculture. Not from growing flowers, growing plants. We all like that. We love agriculture. But it doesn't produce revenue. Flowers don't... We don't pay property tax on flowers. We pay property tax on the land where the flowers are growing, or on corn, or whatever it is. Those are great things for counties that could afford to live that way. At one point, Stafford had agriculture. The counties around us were agricultural. I imagine that, when the settlers first moved to Louisa, they lived on food and other things that grew there. Unfortunately, it grew and moved out. And that's what will happen here if we don't find a way to contain or control it. How do we do that? It's not rooftops. That brings more cost and more expense than it does money. So where's the money going to come from? I support this effort because it's in the industrial area and offers the best value. And it allows the county to remain agricultural in other places without having to expand or grow and do things outside that. That doesn't mean it won't happen, but it will allow greater choice in those areas in the future. So I support it. And as Supervisor Davis said, these things aren't easy, okay? Paying bills and making decisions aren't easy. Whenever you tell your kids no, they can't have a bike for Christmas because they got something else, you run out of money. Those decisions aren't easy. Nobody likes it. But unfortunately, somebody has to do that.

**4:45:36.1 David Sullins:** Thank you.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**4:45:40.4 Bryan Metts:** Yes. So thanks, Chair. I've been keeping track as we've gone through this conversation. This is a complex problem, right? There are a lot of questions. When we started out seeing this, I think back, it was April at the planning commission initially, and I looked at the plans then, and I had that whoa moment, just the size and scale of this project. So I've been keeping track of the changes and interactions because, as I look at projects, I ran a campaign in April and got to talk to a lot of people in the community about this specific project. So it went from. I had counted 19 buildings. I think the developer here said tonight that it actually started at 22 buildings. We're now at 13. The setbacks in our zoning are 50 feet. I think initially at the planning commission, it was at 200 feet. It's now at 250. In addition, I think I talked about the definition of rural. Right? I like the view as I drive down Route 3. The Berm Heights have gone from 12 to 16 feet. So you add the berm height change, the setback change, and the fact that they've revised the plan to 65 feet for the buildings in the front and 95 feet in the rear. Right? All of that contributes to that, hey, do I still keep that? Have I mitigated that so I can keep that stress-free drive as I come into King George? I think they even added a berm on one side that wasn't there originally. I have been, you know, no secret here... The stoplight thing drives me up the wall. But even on that one, right, I look at what are the other... This is clearly in the Route 3 West primary settlement area. Nobody's asking to modify that settlement area. Right? Every other data center project that's come in here has had to request a change to a settlement area. I'm just going to read a few, right? These are the sentences we wrote for the county's strategic plan, called the comprehensive plan—areas created to serve as the county's industrial hub. Go to the next section. Right. It's to encourage light and heavy industrial development and limit further residential development. Industrial development should be limited to the triangle formed by Routes 3, 665, and 605. Let's click to go along with Supervisor Stroud, right. This was where the county strategic plan intended to place these heavy industrial uses so that we could preserve the rural character of the rest of the county. I guess from that aspect, I support this project as well. Good jobs as well. Not, you know, and then we get to talk about the revenue the county will generate. So that's it.

**4:48:54.7 William Davis:** Well, I'm not going to say whether... I'm not saying I'm for or I'm against. For the large-scale solar project that came through, I highlighted all the benefits it could deliver. I voted against it because I'm just letting you into a side of how I'm thinking. We have community members reaching out to me, saying that firefighters, teachers, and police officers need to be paid more. We need a new elementary school for our kids. Demand, demand, demand, demand. And then, when someone comes forward with an offer to solve some of those issues, everyone says no, no, no. But no one ever says, "Well, we should do this instead. Here's an alternative solution you can use to do those things. Because the only solution we have right now is for me to go out and take money from your wallets to pay other people and bills. How long does that last before people who've been living in King George County for 100 years, and these people are some of my

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



constituents, I had a 78-year-old man in my district, he had to go back to detailing cars because of his property taxes, because his taxes went up. And we haven't done that since we've been on the board. But you know, they make enough money. You can't keep scrape... So you've got to come up with a solution that will set the children we say we care about up for the future, so they can actually afford to live here. Whether this is the right choice or not, this is a picture of what's going on in my head, the dilemma, and what you have to deal with. You know the comments are made... I do like some of the guys at GEV. We've been talking since before I was running for election. I had to meet those guys about this deal. By the way, Ryan and those guys from the solar project are some of my friends, too. And I said no to them. So that's got nothing to do with it. You know, I got like that one, I have friends on both sides of it. But it's not just a simple, cut-and-dried. I think some of the stuff is inflated as far as... They have addressed the water issue, and we keep bringing up water issues and similar things. There is a pipe; there's infrastructure running right now. You see it going right down by Hopyard. Why do you think that infrastructure is getting put in? That water is getting put in. If we said yes to this today, they'd probably be building... Best guess would probably be three years from now. Do you think the infrastructure will be in place within three years to connect all of our water systems in Oakland Park, going right by them? I should hope so. So that's probably going to be a nil issue for me, as far as a well goes, because I don't want them having a well and going and using water. I want them to be part of the service authority. So most likely all the infrastructure. Is there a timeline on infrastructure from here to Oakland Park, or has everyone already left, right, from the service authority? All that stuff is being run right now. If our county hadn't sat on that \$17 million for two years, the infrastructure would already be in place today. And then we might have a whole bunch of different businesses that want to come in and do business with us and put in different things we might like, but the money sat on, the infrastructure wasn't laid, nothing was put in. So, as a community, we're catching up right now. Do we want to tear down this old courthouse, or do we want to spend the millions it will take to refurbish it? What do we want to do? Do we want to add on to the high school, Vo-Tech? These are the bills that are coming. So, we had to make these decisions. And I've said from day one that we, as a community, have to decide the direction we want to go and how we want to be. And it's not just going to come with people saying no, no, no or yes, yes, yes. The people who are saying no, I appreciate your nos. Because there's a big part of my head that says, "No, Bill; no, Bill. But what's another solution? What's the solution? What's the answer then? What's the answer? And that's what we have to come up with. If you got those answers, I'm listening. People say we don't listen. I'm listening. I'm listening for answers. Just share them. Tell me what they are. It's easy to sit back and say, "You shouldn't do this," or "You should do this." But no one has a solution to any of the issues or problems we're facing. No one does. And so that's the angle. You have to look at this. If not, we say it all the time. If not this, then what? What is going to make you happy? Because they

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



fought a solar farm there years ago. Now, we're fighting this. So what do we want, and what do we want King George to look like? And I welcome all your emails. I welcome all your phone calls. Just send. We're open, right? We're open for business. So just let me know the other ideas, and let's share this. Let's start looking at them.

**4:54:03.2 David Sullins:** Cathy, you got anything?

**4:54:05.5 Cathy Binder:** The only thing I want to say is that there's been a lot of talk, and I don't know how long my voice is going to last. I would like to hear the answer to the bridging power issue further fleshed out, and to give Mr. Mitchell and his team the ability to address it and assure the people who live around it that they have power lines in their domain. That's one thing. Number two: to address the noise study. Because the noise study, as even stated earlier today, was done in fall 2024 on a different site plan. So I would like to see the newer noise study based on now using more coolers and the bridging power. I want to allow Mr. Mitchell to provide further information. Maybe that's one meeting. You can bring that back. That's how I'm seeing... I want those answers because right now, without them, I'm not 100% on this.

**4:55:04.6 David Sullins:** Thank you. We're an hour and a half away from having to extend this meeting again. We've got a whole other public hearing and a bunch of other stuff. I will give you two minutes to go back, Mr. Stroud.

**4:55:18.8 Kenneth Stroud:** Thank you, sir. I just wanted to touch on a couple of things quickly. Someone mentioned there were a lot of changes to the project. As you study project management, you know there's going to be change, and there were a lot of changes made. They were based on comments from the last year and on ongoing discussions. So a lot of the things that happened whenever they were making changes. They were a result of either recommendations or people saying things. Also, residents and people lived there. I asked GEV to speak to the people around there, and some of them did, and some didn't, okay? They had the opportunity to, but they didn't speak to them. So if you have those concerns, sometimes the best way to address them is for the two people to talk them through. So that can happen. So it's not that I wouldn't do that if someone asked me to talk to someone. But there's a means to do with that, and somebody could do that themselves. I am not. So I am not friends with the GEV guys. I think I'm probably friends with Mr. Burnley, I hope. Mr. Taylor. Sorry. But I wouldn't call them friends. I call it business acquaintances. I do business all the time. So they are people who do business. But it's our role and my role that I see, and I've said this before, is to address the financial concerns of the county to the benefit of the citizens. And that's as a whole. And for me, it's the James Madison district taxes. I've got two large housing areas in there. They are on the Service Authority. There's an enormous debt. People always complain about that debt. Where's the money going to come from to help pay that down? The Service Authority is a big sucking sensation on people's monthly bills. I see this type of effort

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



as a way to help with that. But I think, as Mr. Davis said, all the issues addressed tonight have been addressed by the GEV team. The sound, the noise, there are limits to that. So we can do studies and such, but they still cannot exceed the 65 decibels, I think it is max. 55? Okay, sorry, 55 max. So the limits are still there regardless. There's one thing that I missed earlier. A gentleman brought up about addressing the, I guess, arbitration fees, if people have a problem with their well, that in other words, if somebody has a problem, they don't have to hire an attorney to address it. So that needs to be addressed, because I don't want someone to have to hire an attorney to sue GEV to get their well addressed. So I think that was a good point that needs to be mitigated. Thank you, sir.

**4:58:31.3 David Sullins:** Thank you. Do we have a motion?

**4:58:40.6 Kenneth Stroud:** We have in the past not voted on things. Tonight, it was brought up. We at least pushed it to a meeting. So my motion is to bring this back up at a meeting in... Sorry? Well, what meeting? February?

**4:59:13.4 David Sullins:** This next meeting?

**4:59:15.4 Kenneth Stroud:** Well, there are at least two meetings.

**4:59:31.1 William Davis:** You guys got some questions asked you, too. Do you have any new questions you need to go back and answer, or do you feel you've responded to them? I'm just not talking about tonight. I'm talking about you got callers, you got people who spoke, and a lot of information. I know you guys were writing stuff down. You're going to need some time to answer those questions. Am I right? I'm not talking about tonight. I'm talking about do you need time to put something... To answer those questions? Do you feel you've responded to all those questions adequately?

**5:00:16.7 David Sullins:** Do you mind going up to the thing so we get it on record? And I think the question is, do you need some time to prepare responses to these questions?

**5:00:30.8 Roger Vasiliadis:** Not necessarily.

**5:00:32.3 David Sullins:** We want the questions answered.

**5:00:34.6 Roger Vasiliadis:** I'd like to try to answer some of them at this moment.

**5:00:37.3 Clark Lemming:** May I suggest something?

**5:00:38.9 William Davis:** I understand you guys have been asked... You can't tell us who the end user is. No data centers in your business that do that at this stage. They don't. You can't legally do that, so that question is null. I'm not worried about that one. There are other things to consider,

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



like which coolant to use. How are we going to do this? Not how we could, but how we could pinpoint some things, and how this will be done.

**5:01:00.7 Clark Lemming:** Well, there are a couple of very tangible things that you've asked for. One is the wells, the adjacent wells, and how that arbitration process can be handled. That's a pretty easy fix to a problem. There was an earlier comment from Mr. Stuart about...

**5:01:19.5 David Sullins:** I'm going to, I'm going to stop you. I apologize for being rude. There are like 50 questions. We're not going to answer them tonight.

**5:01:26.0 Clark Lemming:** No, no, no, I'm not expecting... I understand it completely.

**5:01:28.9 David Sullins:**

**5:01:29.1 Clark Lemming:** My point is simply that there have been some very tangible requests that we can easily address. The most important thing, though, for us is what your concerns are and what you think is unanswered. And that will guide us on what we can do from this point and how we can put something together for you.

### Motion

**5:01:51.8 Kenneth Stroud:** Mr. Chair.

**5:01:52.8 David Sullins:** Yes, sir.

**5:01:53.5 Kenneth Stroud:** I'd like to make. I want to make a motion to defer to a future meeting, which will give us a chance to submit any questions to Mr. Smolnik.

**5:02:00.4 David Sullins:** Did you have a friendly amendment to that?

**5:02:03.5 William Davis:** I'd be content with shooting for the last meeting in February.

**5:02:10.3 Kenneth Stroud:** So I'd like to amend my motion that we defer to the last meeting in February.

**5:02:15.5 David Sullins:** We have a motion on the floor. Do we have a second?

**5:02:16.1 William Davis:** Second.

**5:02:17.6 David Sullins:** Any discussion? All those in favor?

**5:02:20.9 William Davis:** Aye.

**5:02:21.9 Kenneth Stroud:** Aye.

**5:02:22.8 Cathy Binder:** Aye.

**5:02:23.8 David Sullins:** Aye. Chair votes aye. Motion carries.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



5:02:26.9 **William Davis:** Thank you, guys.

5:02:27.6 **Mike Warkoski:** Thank you all.

5:02:28.0 **David Sullins:** Thanks, guys. Okay, you're not done yet. You've still got your other public hearing.

5:02:32.8 **Clark:** One more. But this hearing is closed.

5:02:33.6 **David Sullins:** Yes.

5:02:33.8 **Clark:** The chairman closed this hearing. We have one more to go.

5:02:38.3 **David Sullins:** I will now close the public hearing for application Z2022-00021. You all need a break?

5:02:52.9 **David Sullins:** Application number two Z2024-00194. Green Energy Ventures, LLC, has applied for a special exception permit to construct a data center complex on approximately 342 acres of land locally, generally northwest of the intersection of Kings Highway and Bloomsbury Road, and more specifically, identified as tax parcels 21-49, 22-46A, 21-73, and 21-49A. The special exception permit also requests approval to allow buildings exceeding 50 feet in height. The special exception permit is contingent upon approval of application Z-2022-0021. I will first ask for the staff report from Ms. Angela Foroughi. And you covered all that in your original brief, I believe.

5:03:44.1 **Angela Foroughi:** Yes, sir, Mr. Chair. Thank you. That's what I was going to say. I did a combined staff report and PowerPoint presentation, but I'm happy to answer any questions you guys have.

5:03:51.5 **David Sullins:** Excellent. Any questions? Any follow-up? Ms. Binder?

5:03:57.8 **Cathy Binder:** No.

### Public Comment

5:03:59.8 **David Sullins:** With that, I will now open the floor for public comment. Public comment is limited to 3 minutes per speaker to ensure everyone has an opportunity to speak. Please state your name and address before you comment. Upon completion of the comment, I'll bring the matter back to the board for consideration. And I will remind you, this public hearing is for the special permit and notable exception to build above 55 feet. We will get it started with Ms... I'll come back to her. Mr. Eliasson.

5:04:40.7 **Arn Eliasson:** Yes, I think for a second time we've been blindsided by the late presentation of information. The first time was about the gas-run turbines, but this time it was due to the number of entries and exits on the data center campus. And I think it's pretty much assured that

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



we'll see one traffic light. We'll likely have to see two traffic lights, and we may see three due to the ingress and egress exits being proposed for us to adopt. I think that would be a travesty. Thank you.

**5:05:19.5 David Sullins:** Thank you, sir. Ms. Rutherford. Mr. Redford, Sorry. Mike Rutherford. I think he left earlier. Mr. Wheeler. Are you all set? Thank you, sir. Ms. Pruitt, I think she left as well. Mr. Swain.

**5:05:46.1 Lillian Swain:** Just some general comments about the buildings and the future of where AI is going. If you don't already know, Google has proposed two space missions next year to deploy these chips. And if that solves the problem, if they can get these to work, it's going to make these buildings obsolete. So there won't be any tax money. Second of all, if we don't know who the vendors or lessees are, I guess there's probably some financial work that's... I don't know where that is, or who's doing your financial numbers. But if the government is in those buildings, the US government, the Virginia state government, or a bank, you cannot collect taxes on the equipment inside the building. And the other thing is, if there's a refresh rate on their equipment, which they're looking at, they're usually saying about five years. But what they're doing is going in and just pulling pieces and parts, putting in only RAM. So you're not getting the full refresh rate of equipment in those buildings. So your tax dollars won't go as far. Thirdly, there's already a chip that will replace 10,000 computers in these data centers. That's pretty much the entire use of these. The only thing they haven't solved is how to get all the wires to it, and that's only a matter of time. And then the other thing I'll ask you to do is look at the traffic problem. If power goes down like PJM is calling for, I think PJM said that more than four times a year, they're going to lose the grid. So if these guys have to run 24/7, how many fuel trucks will they need, and where will they come from to fuel this thing for 24/7 operation, say, for four days? That's 187,000 gallons a day based on a 725-horsepower diesel generator. That's a lot of trucks coming in and out. And I don't know where they'd get the fuel from, because that would be the entire Northern Virginia sector if it all came to that. So thank you for your time.

**5:07:56.4 David Sullins:** Thank you, sir. Ms. Lillian Swain. Correct? I got you. Pastor Shaw. All set. Anybody else? And I will ask you to please limit it to the discussion at hand—the build-up height.

**5:08:17.6 William Davis:** Yes. I just wanted to say that Amazon, which is still, I guess, up in the air, was approved. Their buildings will not benefit from any berming, anything like what we have, the planned tree maturity, or the setback, and they will be 120 feet high. So we're better than that.

**5:08:45.3 David Sullins:** Come on up.



## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



**5:08:49.3 Debbie Fairfax:** May I clarify? This is for the special exception permit, not just for building height, but for extending a special exception permit to permit data centers, correct? Or am I inaccurate?

**5:08:58.7 David Sullins:** Yes, special exception. And for the building height. You're correct.

**5:09:05.8 Debbie Fairfax:** So I can address special exceptions.

**5:09:07.5 David Sullins:** Yes.

**5:09:08.0 Lillian Swain:** Okay, thank you.

**5:09:11.2 David Sullins:** And to be clear, y'all can... It's a public comment. You can speak about whatever you want, but I would encourage you to stick to the topic at hand.

**5:09:20.3 Debbie Fairfax:** My name is Debbie Fairfax. I live in the James Madison District. I still want to reiterate that we have four main questions. I do think they've done a lot to try to meet citizens' requests. I know they've answered some specific ones I have. But part of the reason we have a special exception permit is to request things and tailor them to be the best they can be for our area. That's why we have it. So the fact that they've done that work is a good thing, not a bad thing. And I want to stress that I think, as our elected representatives, you won't feel comfortable answering those four questions until you can. What about the power? Is it going to come from the 230 kV lines at Birchwood? If so, where will the power lines run? I know we don't determine it, and neither do they; the SEC does. But they've got to have a general idea. Birchwood had it on their site plan. I can tell you exactly where those power lines were going. It's not wrong for us to ask that. Also, if they don't have a reliable power source and can't get power when they want it, are we going to be subject to using whatever latest experimental, newfangled thing they can use to power the plant? Now, regarding water, are you comfortable answering citizen questions and feeling rock-solid on water? I want to point out that, as discussed earlier, they say they will have no water cooling. And I believe this is quoted. I copied it down, and then my phone died. "Until property is connected to and served by a King George County Service Authority water system or other water supply source that becomes available to the applicant." I think that needs to be more narrowly tailored. Additionally, I understand they've proposed the noise, but there is a requirement that they produce a sound study showing they will meet our standards. I mean, I can tell you I'm going to be 110 pounds tomorrow and swear to it, but it isn't happening. Okay, we need something more. I recognize they're provided by law, but I still think we need to obey what our zoning ordinances are and require corporations to meet those. Because if we don't, why do we have them?

**5:11:57.0 David Sullins:** Thank you. Anyone else? Hang on, in the back.

## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



**5:12:09.4 Ray Celeste Tanner:** Still Ray Celeste and still from the James Madison district. I'm assuming I'm one of the young ladies referred to in the back, just looking at everyone here. But I do want to just clarify that while we grew up in King George and were educated here, we were also educated beyond that. Between the two of us, we have two master's degrees and a doctorate. So we are not just young ladies who are upset. And I think some of our statements were mischaracterized. We are not suggesting that planting flowers and ignoring the need for money is what we should do. The statement about the wildflowers concerns the generation of the images, where there are all these wildflowers. And we kept hearing that the wildflowers would mitigate all the negative effects of these data centers. We are not using rose-colored glasses to think that data centers are not necessary anywhere, but we are worried about how close they are to our elementary schools. We have over 700 students at Sealston Elementary, right next to where this proposed data center will be. And, quite frankly, I just want to remind you that the role of a public hearing, specifically for rezoning and redistricting, is not...We as citizens, are not required to come up with economic plans for solving the issues of the past. And I'm not saying that we're not interested in it, but quite frankly, I'm a millennial with debt. I'm not a business owner who is planning on this economic development. As a citizen at this public hearing, it is not my job to, in the three minutes that I am allotted to give you ideas for how King George can make more money. And I would love to do that. But as we know, we only have a short amount of time. I would like to remind you that air and water quality are important, as is noise pollution. I know we have these standards set forth, but they run 24 hours a day, 7 days a week, 365 days a year. Every single day, 24 hours a day, we will be hearing the buzzing. And this will not just affect the pollinators I know you talked about, but also all the citizens of King George. Thank you.

**5:15:00.1 David Sullins:** Marcel.

**5:15:04.3 Marcel Vyverburg:** Yes. Marcel Vyverburg, Horti-Group. So it's almost comical what I've said from day one, that you've got a whole county full of people opposed to this nonsense, and you've got a board here sitting there, hardworking. I really appreciate your time. You're great people. But you were predetermined to approve this from day one, as I pointed out. And it's no surprise that a supervisor starts a meeting with a glowing review of how great this thing is going to be. Listen to these people. I mean, are you all tone deaf? But in the absence of that, can we get some questions answered? Where's the diesel tank on the site? The gentleman left, but he made an estimate. The estimate is wrong. Over 24 hours, these generators will burn 2 million gallons of diesel fuel. For power outages, for power shortages. We are going to suffocate. Where's the tank going to be? I don't see a diesel tank on this plan. Is anybody going to invest money? Is Google going to invest money in offline and have no backup? So you need 15 million gallons of diesel as a backup. Where's it going to go? Where is the runoff? I will send you all a picture tomorrow of my

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



dam, showing the land it flooded, where they plan to build a substation, and the area is continuously flooding. I mean, are we for real? We're going to make 2 million square feet of impervious land. It's all going to run my way. As it is, we are flooded out. Okay? We have no outflow. Ask a million times, can you clear out the beaver dam? It doesn't matter. We have no outflow now. So if we're not affected, I don't know who is. But there are a million questions, and I appreciate an opportunity to get these answered. So I'll submit them all. And I don't know how we're going to get answers, because all they do is make PowerPoints and lines with trees that will be there in 20 years. It's all BS. There are no details. How are we going to cool? How are we going to provide the backup? How are we going to deal with pollution? How are we going to deal with noise? There are a million questions. And we're just sitting there listening to it all and like, well, you know, as it is, I'm for it because we don't really need flowers. Sure. And why don't you guys come up with a good idea? What kind of nonsense is that? What kind of nonsense is that? That is your job, as this lady pointed out, the young lady, as he so eloquently put it, that is your job, not our job. Thank you.

**5:17:54.0 David Sullins:** Any other comments? Does anybody get any correspondence online? Mr. Dines, do you have anybody online?

**5:18:08.6 Chris Dines:** Yes, Mr. Chairman. Our first person is Roy Shannon. Mr. Shannon.

**5:18:13.6 Roy Shannon:** Can everyone hear me this time?

**5:18:15.9 David Sullins:** Yes.

**5:18:16.4 Roy Shannon:** Fantastic. Good evening, Chairman Sullins, Supervisors. My name is Roy Shannon with the law firm of Shannon and Wright here in Northern Virginia. I represent Horti-Group USA, LLC, and obviously, we oppose this application as well as the previous rezoning. I'll go ahead and email my earlier statements for the other application for the record. But I want to emphasize my public comments on a couple of things here. One, I think the board should be relying on its planning commission because that's what this deals with. Long-term planning. The comprehensive plan and the rezonings both address long-term planning for the jurisdiction. And so the planning commission came back with an unfavorable recommendation on this site for the developer's application to change King George County zoning. And so I think that that should be emphasized here and relied on heavily. I think it should be noted that in the slide for the presentation, the last application, and for this whole project, showed notable changes since the planning commission hearing. That's a little misleading, as it seemed to come from the July 8 hearing. But many of those points had already been accommodated, and the planning commission considered them. There were some tweaks. But it's not as if you are seeing a whole new application on these projects today. Now, maybe from the year that it's gone back and forth, but this is a negotiation. This applicant cares about our site development. That's what they're doing. There's

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



no end user. They're going to get it developed and then be done with it. And what they care about is their bottom line, the amount of money that they're now offering; they could have provided that in the beginning. As with all land-use applications, a lot of people put in what I call the ugly duckling, and then they say, "Well, we only have 12 buildings now." Well, they were never going to put that many to begin with. And again, part of this is: what is the county getting into in the future? And it's a lot of uncertainty. The data is just not there. Under the current special-exception standards, the data must be available. It needs to show that there's no impact on the neighborhood. I think the comp plan, which is current as of 2019, has probably been reviewed in the past five years. And that's long-term planning by the county, for the county. What's happening right now is a short-term rezoning for the benefit of the applicant, not for the county. So I think the county needs to take a step back and rely on the people that it appointed, the planning commissioners. And I get that times are tough, money's short to come by, but going with a site developer is a little different from going with a known end user who's coming in and saying we're going to be here for the long haul. This doesn't seem like they're in it for the long haul. It looks like they're in for the short-term gain. And again, I would... I don't think there's any harm in relying on the people you appointed to do this type of planning. So again, we oppose this project on multiple levels under the zoning code and the comp plan. But I think it's just great that you guys are deferring this to give it more time.

**5:21:29.8 David Sullins:** Thank you, sir. Mr. Dines, do you have anybody else?

**5:21:36.2 Chris Dines:** Yes, Mr. Chairman, we have TM. TM, you're up.

**5:21:40.7 Ms. Terri Morgan:** Yes, this is Mark Morgan, Shiloh District. We're requesting a special exemption for the zoning here and will also change the setback from 50 feet to 90 feet. I'm bewildered by this because we already have a design for King George for this area, which is currently agricultural but will soon be industrial. Why are we changing it? Now, we have to go back to having no plan. Everybody else is dictating the plan for King George County. Why do we not have a plan? The current board has not done the due diligence to seek guidance from the citizens and put forth a new comprehensive plan. We are pushing two years behind on a comprehensive plan, and we are being overrun with all kinds of issues. And so this is one of the issues. Why is this even being considered? Considered? First off, it hasn't been approved. So, just like the Gibson project, when they did not vote the first night as they were supposed to, they tried to put forth a secondary vote under certain conditions. They said our lawyer advised them there's no need to do this under the conditions because it hasn't been approved. So this is an issue we shouldn't even be discussing, since it hasn't been approved. Second, if you do consider it, you're going from 50 feet to 90 feet. That's an 80% increase in height. Well, you said they increased the berm from 12 feet to 16 feet. Well, that's only a 33% increase in height. So basically, if you take the

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



angle from Route 3 and look up to the top of the building, or, let's say, from Route 3 over to the hill and the dump, that should be the building's height. So the building doesn't increase the visibility beyond the current height; you're looking at the dump's height right now. But I think the biggest thing is we need to nail down our comprehensive plan. And right now, our economic team or planning commission isn't recruiting businesses that will benefit King George and fit our comprehensive plan. All of these outside companies are approaching us, and it's highly controversial. So we're having a lot of contentious issues. But if we get our comp plan done accurately, in the way and direction we want to go as King George, that will guide our decisions moving forward and can save a lot of heartache. Thank you.

**5:24:49.0 David Sullins:** Thank you. Mr. Dines, do you have anybody else?

**5:24:53.9 Chris Dines:** Yes, Mr. Chairman. Mr. Todd Fairfax. Mr. Fairfax, you're up.

**5:24:58.8 Todd Fairfax:** Can you hear me?

**5:25:00.9 David Sullins:** Yep.

**5:25:02.3 Todd Fairfax:** Todd Fairfax, Fairfax. James, Madison District. Mr. Chair, let's talk about revenue. The Cloud computing cluster or infrastructure grant fund found in the Code of Virginia requires a local match from the locality of at least twice the amount of infrastructure costs provided by the state-level fund to the qualified company for the construction of the facility, as outlined in a performance agreement. For example, the proposed performance agreement with Amazon Data Services in the agenda packet for the December 19, 2023, board meeting anticipates \$336,360,000 in infrastructure costs. Multiply that number by two for the required local match. That's estimated \$672,720,000. This money will be paid out of the tax revenue generated from [5:25:16.4] \_\_\_\_ADS. Let's assume a similar performance agreement and local match will exist for this applicant and its end user. For the tax revenues you heard presented this evening, are those gross revenues before the grant fund local match payout, or are those figures net revenues after paying out the local match? If the revenue figures are not net revenue, you should recognize that the actual revenue that will be left behind for King George County purposes is significantly less than what's been shown tonight. Regarding the performance agreement, which company is eligible to enter into it? GEV is the front company, much like Birchwood. Who will the company... Who will the county be left to deal with after the turnover? Given the millions in proffers offered before the campus is occupied, operational, and generating revenue, whose pockets are those proffers coming from? Surely a savvy businessman. They are not going to invest in all that they have invested so far without a fish on the hook, as it were, for an end-user tenant. Thank you.

**5:27:00.6 David Sullins:** Thank you. Mr. Dines, anybody else?

**5:27:05.3 Chris Dines:** No, Mr. Chairman.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



### Closed the floor for Public Comment

**5:27:07.2 David Sullins:** Excellent. I will now close public comment and the public hearing. Thank you. Since I didn't say anything for the last one, I will address this one. And since we're going to have these same conversations two meetings from now, I'm not going to go back around the board if y'all don't mind. But I will say there's something familiar I've heard tonight. We've only got three minutes. It's too short. We don't get our say. We try to give you your say, but we're told it's your job to come up with these ideas. I have spent hours and hours and hours at IHOP, at, well, not Galleys. I need to get the Galleys. They have the best breakfast anyway. IHOP, Uncle Dave's, you name it, just around town, meeting with folks. I've walked your farms, the people that are the most angry tonight, I've spent hours on your farm walking around, so that you can show me why we need to vote against the Gibson Solar Farm. Okay? There's no need to be belligerent. There's no need to be rude. I'm open and available. We all are. We will make our time your time. But don't get pissy when we offer you a chance to have your say and then throw it back at us and say no, that's your job. You're right. It is our job. But when we let you play, you can't get irritated with us because we're giving you a chance to have a say. That's all I got to say on that one. Do I have a motion? I'm assuming this is contingent, so I think we'll push it to the two meetings as well. Do we have a motion?

### Motion

**5:28:59.1 Bryan Metts:** Yes, I'll make a motion to defer this until the last meeting in February.

**5:29:06.2 William Davis:** Second.

**5:29:07.4 David Sullins:** We have a motion on the floor, properly seconded. Any discussion? All in favor say aye.

**5:29:12.5 William Davis:** Aye.

**5:29:12.6 Bryan Metts:** Aye.

**5:29:12.7 Kenneth Stroud:** Aye.

**5:29:13.7 David Sullins:** Any opposed? Chair votes aye. Motion carries. We have 01-28. Not a public hearing. Highway Corridor Overlay District.

**5:29:38.4 William Davis:** Angela, I think you're up again.

**5:29:39.7 David Sullins:** That's included in this? That was included in your brief already, the highway... Sorry about that. So we can make a motion to defer that as well.

**5:29:55.6 Kenneth Stroud:** Make a motion to defer 01-28 to the last meeting in February.

**5:30:00.8 David Sullins:** Motion made.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



5:30:01.0 William Davis: Second.

5:30:02.1 David Sullins: Motion seconded. Any discussion? All in favor, say aye.

5:30:04.7 Bryan Metts: Aye.

5:30:05.4 Kenneth Stroud: Aye.

5:30:06.0 David Sullins: Any opposed? None heard. Motion carries. Action items. FEMA Hazard Mitigation Grant.

### FEMA Hazard Mitigation Grant. Captain Steve Lynd, FRES

5:30:24.1 Steve Lynd: Good evening, Mr. Chair, members of the board. I'm here tonight to speak about the FEMA Hazard Mitigation Grant award that we received back in December. I know some questions came up from the board meeting in December. I'm here to answer those questions. I have a presentation. For the sake of time, we'll go straight to the probably the most important slides. Just real quick about the grant program. This is a unique FEMA grant program that becomes available to localities following a Presidential disaster declaration. We've gotten grants through this program before. Most notably, the Fairview Beach Shoreline Project was awarded through this grant program. And also the LED sign, we have a company one that was funded through this program. FEMA created this program to help localities recover from disasters and build back stronger. Also, there's a subsection of that for public messaging, which is what we hit on, since, as noted, we're in between TV markets, newspapers, and stuff. So it's tough for us to communicate directly with citizens during a disaster and when preparing for one. This is an example of what we're looking to get. This is one of the vendors that I found online, and I've reached out to them to answer some of the questions that came up. It is solar-powered; it charges the onboard batteries. It can be stored inside. I know that question came up, and that would also increase its lifespan. But it's designed to be outside 24/7. If it were inside, we would plug it into the shoreline to help maintain the batteries. It's easily towable so that we can deploy it quickly. It's a programmable message board, like the one shown there. And it's all programmed. We can either program it there at the unit or online. Software and recurring costs are minimal. There will be a cellular connection that we'd have to pay for. Depends on the vendor and the levels of programming you can get. But the cheapest one I found, I think, will be around \$1,000. I'm sorry, about \$100 to a \$1,000 a year. It depends on which features you want to program remotely: viewing the video, programming the sign, and checking battery health and charging status. So it all depends on what features you want there. But we'll be able to do that, pull the video review, review the video from the camera there that'll be on top. The camera will have a warranty. The camera supplier, the LED sign supplier, and similar items will all have warranties. So the life cycle should be on the low end, 10 to 12 years again, if we keep it inside, probably extend that closer to 15 years

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



or so. Can I answer any other questions about the project? I know one question came up: if we purchase a sign and realize, two or three years down the road, it just doesn't work for us, what can we do with it? Talking with VDEM, they're still researching it because most of these projects are fixed-structure projects. Since this is a portable asset, we're not using it as much as we expected. And then we'll work with VDEM to identify a locality that wants to take over the project and the assignment—still waiting to hear back from VDEM. That is the official answer to that question.: So on the board report, it did have a recommended action to accept the FEMA hazard mitigation grant. An amount of \$59,115 is appropriate, with \$56,300 transferred from the general fund balance and \$2,815 from the Department of Fire and Rescue Emergency Service operating budget to the local match. The county administrator signed the subject, informed by the county attorney, and there is a breakdown of the funding: 75% federal, 20% state funds, 5% our local match. Then we receive an additional 5% FEMA match for management costs on that project.

**5:35:11.2 Kenneth Stroud:** I have a question.

**5:35:12.1 Steve Lynd:** Yes, sir.

**5:35:13.8 Kenneth Stroud:** So did they mention any software updates in any of this?

**5:35:20.5 Steve Lynd:** The information I've gotten so far from the vendors I've talked to is that there are no software updates other than... All software updates are included in the annual subscription cost.

**5:35:31.8 Kenneth Stroud:** Right. Regarding subscription costs, you said \$100 to \$1,000.

**5:35:35.9 Steve Lynd:** Yes. Yes, sir.

**5:35:37.4 Kenneth Stroud:** So that is based on, like, do you guys come back to us and say, you know what, we want the \$100 one, or do you guys go with the \$1,000 one? And because I'm just thinking like... Go ahead.

**5:35:53.6 Matthew Smolnik:** I think that, and I walked into that question from coming back. But I believe the subscription funds would be in that line item for the next fiscal year's operating budget.

**5:36:02.0 Steve Lynd:** Yes.

**5:36:03.0 Matthew Smolnik:** So we wouldn't need to come back to you. We're here because you need to accept the grant. And they will roll any subscription, be it 100, 300, or 800, into the fiscal-year budget based on what they want to order from that menu and how detailed they want it to be.

**5:36:16.3 Steve Lynd:** Yes.

## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



**5:36:18.4 Kenneth Stroud:** And my other question is that thing's got a video feed. Who receives the video feed?

**5:36:23.7 Steve Lynd:** The video feed would be secure, and it depends on the application for which we're using it. Those users would have access to it at that point.

**5:36:31.8 Kenneth Stroud:** Which users?

**5:36:32.9 Steve Lynd:** So some examples that I thought that this trailer could be used for, the fall festival, if we want to do some monitoring of some of the intersections or watching the crowd, that would be a secure feed, into the command post or whatever officials need that if we're doing some traffic studies, let's say at the schools, they want to watch how the bus loops work and stuff like that. That'd be that kind of feed. It wouldn't be public. It would be secure, and we would log in from a laptop or computer to view that feed.

**5:37:13.8 Kenneth Stroud:** So...

**5:37:15.5 Steve Lynd:** If we were to share this with VDEM, if it were an example where there's a traffic backup, the snowstorm was a great example of that. When they closed 95, and all that traffic shifted to 3 and 301, we could share that feed with VDOT or the Virginia EOC.

**5:37:32.8 Kenneth Stroud:** Okay, so that'd be the sheriff's department?

**5:37:35.2 Steve Lynd:** Yes, sir.

**5:37:36.7 Kenneth Stroud:** The county administrator?

**5:37:37.9 Steve Lynd:** Mm-hmm.

**5:37:39.1 Kenneth Stroud:** And the airtime for that feed is included in this? I mean that feed is going to use some like...

**5:37:48.9 Steve Lynd:** It would be a seller account through Verizon or FirstNet. So we're thinking they're about 40 bucks a month for a cell card.

**5:38:00.7 Kenneth Stroud:**

**5:38:02.0 William Davis:** Mr. Chair...

**5:38:03.6 Steve Lynd:** Yes, sir.

## Motion

**5:38:04.5 William Davis:** I'd like to make a motion that we accept the FEMA hazard mitigation grant for \$59,115, appropriate \$56,300 from the general fund balance, and transfer the local match of \$2,815 from the Department of Fire Risk and Emergency Service operating budget to the newly

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



created G Line. GL Line. Authorize the county administrator to sign it. Subject to form by the county attorney.

5:38:28.0 David Sullins: Have a motion properly made. Do I have a second?

5:38:31.2 Kenneth Stroud: Second.

5:38:32.6 David Sullins: Properly seconded. Any further discussion? This will be a roll-call vote. Mr. Metts?

5:38:38.5 Bryan Metts: Aye.

5:38:38.9 David Sullins: Ms. Binder?

5:38:39.6 Cathy Binder: Aye.

5:38:41.9 David Sullins: Mr. Stroud.

5:38:42.4 Kenneth Stroud: Aye.

5:38:43.6 David Sullins: Mr. Davis?

5:38:44.0 William Davis: Aye.

5:38:44.7 David Sullins: Chair votes aye. Motion carries.

5:38:47.4 Kenneth Stroud: Thank you, sir.

5:38:47.8 Steve Lynd: Thank you.

5:38:48.4 Bryan Metts: Thank you.

5:38:50.7 David Sullins: Appointment of the local board of emergency planning board members.

### Appointment of Local Board of Emergency Planning members.

5:38:56.3 Steve Lynd: Our following item is for appointments and reappointments to the King George County Local Emergency Planning Committee. Recommended action: Select a board member to serve on the LEPC committee. Supervisor Binder is currently serving as a representative of the board of supervisors. Appoint and reappoint these positions to the King George LEPC for a two-year term. The new term begins on February 1, 2026. A little background about what the LEPC is. The LEPC is a community group. Elected officials, fire and rescue, sheriff's office, public health, environmental, certain tier industry representatives, tier 2, who report on the amount of hazardous chemicals that they have on-site. We meet quarterly to review plans, review their submissions reporting the substances on their sites, and help the community, fire and rescue, and public safety prepare for an incident at one of these sites. And you also have an attachment showing the proposed committee appointments. And again, Supervisor Binder has

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



served as a Board of Supervisors representative in the past, and the action item is for the board to select a board member and appoint these members.

5:40:27.5 David Sullins: I have a question.

5:40:28.3 Steve Lynd: Yes.

5:40:29.4 David Sullins: Looking at the slide of board members on this. I'm seeing Julie Caiafa and Donna Wirick of Birchwood Power Partners. Are they still needed on there?

5:40:40.0 Steve Lynd: Yes.

5:40:40.7 David Sullins: Why? What role do they play?

5:40:43.1 Steve Lynd: Birchwood has been on the LEPC since the beginning, at least my time. They continue to serve, are interested in bringing valuable information to the meeting, and are very supportive of it.

5:40:59.5 David Sullins: Do you have questions?

5:41:03.4 Steve Lynd: Yes, I didn't have a necessary question about the people on this board. I did look at the emergency plan and was a little surprised at how few Tier 2 points there are, given the development of name your big gas stations. Maybe this group could take a look at it. Do we really have a good list of our tier 2 sites in the county?

5:41:26.0 Steve Lynd: I would say yes, we do. Gas stations, for example, typically don't have to report because it is known they're gas stations. That's an excellent question for facilities that store chemicals the general public wouldn't know about. Typically, that's a typical chemical they have in their process.

5:41:47.1 Bryan Metts: That would probably be part of my confusion because I think 711 that 205 was listed.

5:41:53.1 Steve Lynd: Right. Yes.

5:41:53.4 Bryan Metts: It was an oddball one.

5:41:54.3 Steve Lynd: Right, right.

5:41:54.9 Bryan Metts: Thanks.

5:41:58.4 Kenneth Stroud: Supervisor Binder, do you still want to serve on this committee?

5:42:01.9 Cathy Binder: Yes.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



### Motion

**5:42:05.1 Kenneth Stroud:** Then I'd like to nominate Supervisor Binder to the King George County Local Emergency Planning Committee.

**5:42:11.3 Bryan Metts:** Second.

**5:42:13.4 David Sullins:** We got a nomination. Properly seconded. Any discussion?

**5:42:15.9 Matthew Smolnik:** Before you go on, do you need the full slate or just the one board member?

**5:42:22.0 Steve Lynd:** You select the one board member. Then, typically, take this list and reapply it.

**5:42:34.2 Richard Stuart:** But you have a motion for the...

**5:42:35.3 Steve Lynd:** Yes, motion. Yes, a motion.

**5:42:36.5 Matthew Smolnik:** Okay, so motion for the slate as presented with Ms. Binder serving as the board representative.

**5:42:41.9 William Davis:** So as stated.

**5:42:43.5 Bryan Metts:** Yes. Recommend. You want to amend.

**5:42:45.2 Kenneth Stroud:** I would like to amend my motion to what was just stated to Supervisor Binder in the slate.

**5:42:52.1 Bryan Metts:** I'll second that.

**5:42:52.8 David Sullins:** Properly seconded. Any further discussion? All in favor say aye.

**5:42:57.5 Bryan Metts:** Aye.

**5:42:57.6 William Davis:** Aye.

**5:42:57.7 Kenneth Stroud:** Aye.

**5:42:57.7 Cathy Binder:** Aye.

**5:42:58.2 David Sullins:** Any opposed? Chair votes aye. Motion carries. Thank you.

**5:43:02.7 Steve Lynd:** Thank you.

**5:43:05.8 William Davis:** Sorry for the long wait.

**5:43:11.8 David Sullins:** Padre, come on up.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



### St. Paul's Episcopal Church Community Development Block Grant

**5:43:15.5 Matthew Smolnik:** So, Mr. Chairman, if I may set the table for Padre before he comes up to the podium. So, to get the board, your thought process. A little while back, we had a project called Exodus Homes, and you applied to it. GWRC applied for a planning grant. This is the same process used to find board support for this particular application. So I want to set the stage kind of here before Padre comes up. So thank you, sir.

**5:43:50.9 Rev. Lee Gandiya:** Good evening. Thank you again for your time and indeed for everything you do for our community. I have immense respect for what you do. Thank you very much indeed, and obviously for taking the time to speak with us. Padre Lee Gandiya. I'm the rector at St. Paul's Episcopal Church.

**5:44:15.5 Whit Turner:** I'm Whit Turner, Darwin District. I'm the senior warden at St. Paul's.

**5:44:21.9 Rev. Lee Gandiya:** So basically, what we are trying to do, those of you who are familiar with our campus, across the street from the church, we've got that empty field. We want to develop it by building a community center with a job shop and a food bank, bringing those two components together, along with space for our young people to play indoor sports and a coffee facility. We do have the support. Some of you may be familiar with Trinity Wall Street Church, which owns all the land on which Wall Street is located. They give grants for churches to do this kind of thing. We are part of their pilot program. So they have been funding us to conduct a feasibility study and will support us in building. But to actually build, we need more funds. We are grateful for the generous support of families here in this community who are willing to help us. But to get more money, we need to apply for a grant from the CBD. And our good friend Chip Boyles will be able to answer any questions about the grant process and the grant application. But really, this is just to let you know what we plan to do and that we would like to apply for this grant.

**5:46:22.6 David Sullins:** Any questions?

**5:46:26.0 Bryan Metts:** Just from my understanding, what's the purpose of this phase in the grant? Is this the study part of this project?

**5:46:35.5 Rev. Lee Gandiya:** The grant itself has two components, a planning grant and the actual grant. Yes, thank you.

**5:46:44.3 Chip Boyles:** I don't know. Padre was doing pretty well there. The process is two processes. Just as he was saying. The planning portion is the very first process, which I have explained for the project we did last summer, August, September, and submitted, for which we still haven't heard back. Still, the Commonwealth of Virginia and the Department of Housing and Community Development have an excellent process for evaluating their Community Development Block Grant program. They require applicants to complete a planning phase that includes

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



community engagement and to develop a business plan and a feasibility plan for a larger project. So you apply for the planning grant, and you work with the Department of Housing and Community Development. If they award it, you go through the community engagement, business, and feasibility plan processes. And if it turns out to be positive, you're eligible to apply for real money for construction. The planning grant we're discussing tonight is \$75,000. The implementation portion, if we get to that stage, is 1,250,000. Neither of these phases requires a local match or anything like that. And I think we're here to ask: we're glad to help with this process at GWRC, just as we did with the housing planning grant. We need your approval to move forward with it. We wouldn't want to engage DHCD without you telling us to do so.

**5:48:33.2 Bryan Metts:** Thanks for that clarity. I mean, this phase will actually probably uncover several questions the community will have: location, traffic, compatibility, all that good stuff.

**5:48:46.6 Chip Boyles:** Very much.

**5:48:47.2 Bryan Metts:** Good with this.

**5:48:49.8 William Davis:** This is up for discussion tonight. I wonder if we want to go ahead and make this an action item tonight. I think February's going to be busy. Hate to see Padre sitting here till almost 12 o'clock again.

**5:49:01.2 Kenneth Stroud:** I'm good with that.

**5:49:03.8 William Davis:** It's just really support of the board. Yes, support the board's support.

**5:49:06.9 Matthew Smolnik:** It's a support of the board, yes. And when we've sat down with community development and social services, with Padre at length, a couple of times. They've already done a lot of work on this. A lot more than I expected when I first sat down. So it'd be a letter of support from the county to... Because Mr. Boyles corrected me, we would actually be the... The county would be the grant applicant. But you would process it on our behalf.

**5:49:29.1 Chip Boyles:** Right. As before, we'll fill in all the blanks, but CDBG funds can only be used by a local government.

**5:49:38.0 Matthew Smolnik:** Yes.

**5:49:38.8 Chip Boyles:** And so you would officially be applying, and you would be formally the recipient if it got that far.

**5:49:44.5 William Davis:** Are you okay with us taking it up, or do you want to come back again and stay with us all night long? I'm enjoying it.

**5:49:52.4 Rev. Lee Gandiya:** I'm willing to stay for as long as it takes.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



5:49:56.0 William Davis:

5:49:56.3 David Sullins: Can I have a motion that is careful to leverage a great deal of work on the able shoulders of Mr. Boyle?

5:50:04.2 William Davis: What's the language that we should use on this?

5:50:07.8 Richard Stuart: I think it's just simple enough to move that they support the effort for the Community Development Block Grant for St. Paul's Episcopal Church.

### Motion

5:50:20.3 William Davis: As stated.

5:50:23.6 Kenneth Stroud: Second.

5:50:24.1 David Sullins: We have a motion properly made, properly seconded. Do we have any further discussion? All those in favor say... Or does this have to be a roll call? Mr. Metts.

5:50:35.8 Bryan Metts: Aye.

5:50:36.9 David Sullins: Mr. Stroud.

5:50:37.4 Kenneth Stroud: Aye.

5:50:37.8 David Sullins: Ms. Binder?

5:50:38.1 Cathy Binder: Ayes.

5:50:40.3 David Sullins: Mr. Davis.

5:50:40.5 William Davis: Aye.

5:50:41.7 David Sullins: Chair votes aye. Motion carries. Congratulations.

5:50:44.0 William Davis: Thank you.

5:50:44.4 Rev. Lee Gandiya: Thank you very much, ma'am. Thank you very much. Appreciate it.

5:50:47.0 David Sullins: Again, we apologize for keeping you up all night.

5:50:48.9 Rev. Lee Gandiya: Thank you.

5:50:50.5 Whit Turner: It's going to be easy to find our cars.

5:50:56.5 David Sullins: Now over to Mr. Smolnik for his county administrator report, which he promised is going to be very, very short.



## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors  
Tuesday, January 20, 2026, at 5:30 p.m.



### County Administrator Report

**5:51:03.2 Matthew Smolnik:** I did. It will be short, but there is some information. People watch this. So I want to go through a couple of things. First of all, so looking at this upcoming weekend, I know there's a pending winter storm. Your staff's already preparing. We've got a full-blown EOC meeting later on this week. I encourage citizens to pay attention to KG Alert. Could be some closings this weekend for the library, for Parks and Rec, and possibly the convenience center. So stay tuned to KG Alert. We'll put everything out there, but we are on top of it. We have the right people in place to ensure everyone's safety, and we can run the services as soon as possible. Second item. I know that at the first meeting in January, we talked about the state of the county address. I got severely ill right after that. So there was a slight delay. But it is now public. There was a KG Alert that went out. I've got some feedback already. So that was on the website, along with my address and a long list of accomplishments. Really proud of the staff and encourage, we're going to build that for 2026. Let's see. We held a CIP public hearing before the Planning Commission on February 10th. I'm sorry, there will be a CIP meeting presentation at the January meeting. On February 10th, we will hold the public hearing for the CIP at the Planning Commission. And they'll ultimately come to the board in the very near future. And just as a reminder for the gentleman here, Ms. Binder, and the citizens, it looks like we will have a joint meeting with the Planning Commission at 5:30 on Wednesday, February 11th. And the way I see this playing out is that the Planning Commission recommended that we discuss the comprehensive plan. I see that as the first half of the meeting. Then the Planning Commission can adjourn, and we will discuss the facilities I've been discussing with you. I will have the appropriate staff here. And at the end of that meeting, I hope the board will go through the exercise to create a priority list for these projects, because we need to start thinking about how we'll fund them. We're already meeting with Davenport, but this will be a crucial meeting. So that will be on February 11th at 5:30. I know the comprehensive plan was discussed tonight and approved on August 1, 2019. So August 1, 2024, was a five-year deadline. So look at the state code. It just says the planning commission... At least once every five years, the planning commission shall review the comprehensive plan to determine whether it is advisable to amend it. There's no comprehensive plan—a place where people can find us—because it hasn't been updated. The state code is very open and very vague. But I do want to report, in looking at this timeline, King Georgia is going through some pretty, pretty immense turnover summer and into the fall of 2024. I wanted to make sure we got the right staff members in place. And that RFP did hit the streets last Friday. So, for all the citizens out there and the board members, it is on the street. So we have begun that process. I've reviewed the RFP myself, and I am very confident we will attract highly qualified candidates and look forward to the process unfolding in the future. And Mr. Chairman, that is all I have for my report tonight.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



**5:54:25.6 David Sullins:** Thank you, sir. Excellent. Actually, before we get to that, I'm sorry, I'm about to skip public comment. I'll open the floor for secondary public comment to address meeting items only. Comments will be limited to three minutes per person to allow everyone to speak. Please provide your full name and district when submitting your public comments so they can be appropriately recorded and included in the public record. Is there anybody who would like to speak? No? Anybody? Any correspondence? Mr. Dines, do you have anybody online?

**5:55:03.7 Chris Dines:** No, Mr. Chairman.

**5:55:09.0 David Sullins:** Thank you. I will now close public comments.

**5:55:13.6 William Davis:** Mr. Chair...

**5:55:15.0 David Sullins:** Sir.

### Closed Session

**5:55:15.4 William Davis:** I move that the King George County Board of Supervisors convene in closed session pursuant to 2.2-3711.A.7 consultation with legal counsel and briefings by staff members or consultants pertain to actual or probable litigation where such consultation or briefing in an open meeting would adversely affect the negotiating or litigation posture of the public body. Invite the county administrator, county attorney, as needed, because they are deemed necessary and/or the principal reasonably aid the board in its consideration of one or more of the topics to be discussed pursuant to Virginia Code section 2.2-3712F.

**5:55:53.2 Kenneth Stroud:** Second.

**5:55:54.7 David Sullins:** We have a motion properly seconded. And any further discussion. All in favor say aye.

**5:55:58.7 William Davis:** Aye.

**5:55:58.8 Bryan Metts:** Aye.

**5:55:59.1 Kenneth Stroud:** Aye.

**5:55:59.7 David Sullins:** Any opposed? Chair's vote carries. Motion carries. We're now in closed session.

**5:56:03.7 William Davis:** Hit it.

**6:21:15.4 William Davis:** Mr. Chair?

**6:21:16.4 David Sullins:** Sir.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



### Motion

6:21:17.5 William Davis: I move that the King George County Board of Supervisors return to a public meeting.

6:21:25.8 David Sullins: Second?

6:21:28.4 Kenneth Stroud: Second.

6:21:36.6 William Davis: Well, we got to do that. Where's that at? We all say aye, and then we do this.

6:21:41.0 David Sullins: Oh, sorry. Yes. Thank you. Yep. So the motion on the floor has been properly seconded. Any further discussion? All in favor say aye.

6:21:48.5 Cathy Binder: Aye.

6:21:48.6 William Davis: Aye.

6:21:48.7 Kenneth Stroud: Aye.

6:21:48.8 Bryan Metts: Aye.

6:21:51.3 David Sullins: Chair votes aye. Motion carries.

6:21:53.2 William Davis: Mr. Chair.

6:21:53.8 David Sullins: Sir.

### Certify

6:21:54.1 William Davis: The King George County Board of Supervisors certified by vote that only the public business matters lawfully exempted from open meeting requirements and no action was taken.

6:22:03.0 Kenneth Stroud: So certify.

6:22:04.7 David Sullins: Second?

6:22:05.4 Kenneth Stroud: Second.

6:22:08.0 David Sullins: Hit it.

6:22:09.0 Kenneth Stroud: So certify.

6:22:10.4 David Sullins: Mr. Metts.

6:22:10.9 Bryan Metts: So certify.

6:22:11.7 David Sullins: Ms. Binder.

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## MINUTES

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, January 20, 2026, at 5:30 p.m.



6:22:12.7 Cathy Binder: So certify.

6:22:14.1 David Sullins: Mr. Davis.

6:22:14.4 William Davis: So certify.

6:22:15.9 David Sullins: Chair certifies. Do I have a motion to adjourn?

6:22:19.7 Bryan Metts: Motion to adjourn.

### Adjournment

6:22:35.8 Kenneth Stroud: Like to make a motion we adjourn the Board of Supervisors to Tuesday, February 3, 2026, at 5:30 PM in the boardroom of the Revercomb Building, located at 10459 Courthouse Drive, King George, VA 22485.

6:22:48.1 Bryan Metts: Second.

6:22:49.0 David Sullins: Motion promptly seconded. Any further discussion? All in favor say aye.

6:22:52.0 Cathy Binder: Aye.

6:22:52.2 William Davis: Aye.

6:22:52.6 Kenneth Stroud: Aye.

6:22:52.6 Bryan Metts: Aye.

6:22:53.1 David Sullins: Any opposed? Chair votes aye. We're now adjourned.