

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Fredericksburg Free-Lance Star, a newspaper printed and published in the City of Fredericksburg, County of Spotsylvania, State of Virginia, and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Aug. 2, 2025, Aug. 9, 2025

NOTICE ID: hBSjNKptZS9nlizE2EYO

PUBLISHER ID: COL-3001456

NOTICE NAME: Application Z-2024-00224 - Dahlgren Inn. Hub

Publication Fee: 1573.36

Ad Size: 2 X 66 L

Category: General Legal Notice

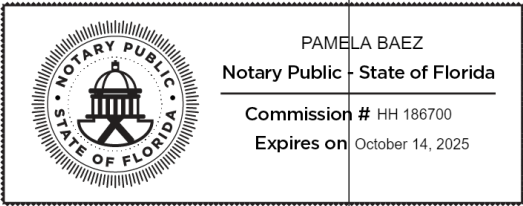
Under penalty of perjury, I, the undersigned affiant swear or affirm that the statements above are true and accurate to the best of my knowledge and belief.

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 08/11/2025

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

KING GEORGE COUNTY BOARD OF SUPERVISORS

AUGUST 19, 2025 – 5:30 P.M.

REVERCOMB BOARD ROOM, 10459 COURTHOUSE DRIVE, KING
GEORGE, VIRGINIA 22485

Notice is hereby given that the King George County Board of Supervisors will hold a public hearing on Tuesday, August 19, 2025, at 5:30 p.m. in the Board Room of the Revercomb Building, 10459 Courthouse Drive, King George, Virginia, to receive public comment and consider the following matters:

1. Ordinance O-09-25 – Rezoning Request (Application Z-2024-00224)

– Dahlgren Innovation Hub

The Board of Supervisors will consider a request from Dahlgren Innovation Hub, LLC, to rezone approximately 497 acres to the Industrial (I) zoning district with voluntary proffers, including:

- Parcel 17-24: ~223 acres from A-2 (Rural Agricultural) to I (Industrial)
- Parcel 17-27: ~13.7 acres from A-2 and C-2 to I (Industrial)
- Parcel 17-72: ~262 acres from R-1, C-2, and I to I (Industrial) (currently split-zoned)
- Parcel 17-27A: proffers to be applied to existing Industrial zoning

The properties are generally located on the west side of Route 301 (James Madison Parkway) at its intersection with Washington Mill Road. The Planning Commission reviewed this application on July 8, 2025, and voted 7-1 to recommend approval.

2. Ordinance O-10-25 – Comprehensive Plan Amendment – Cleydael Primary Settlement Area

The Board will consider a Comprehensive Plan Amendment to include Tax Parcel 17-24 (~223 acres) in the Cleydael Primary Settlement Area, as requested by Dahlgren Innovation Hub, LLC. The Planning Commission reviewed the request on July 8, 2025, and voted 7-1 to recommend approval.

3. Ordinance O-11-25 – Special Exception (Application Z-2024-00225)

– Dahlgren Innovation Hub

The Board will consider a Special Exception application from Dahlgren Innovation Hub, LLC to:

- Construct a Data Center and accessory uses on approximately 497 acres
- Permit increased building height beyond zoning limits
- Permit walls and fences up to 50 feet in height to screen outdoor equipment

The property is generally located at the intersection of Route 301 and Washington Mill Road, and includes Tax Parcels 17-24, 17-27, 17-72, and 17-27A.

Approval of the Special Exception is contingent on the approval of Rezoning Application Z-2024-00224.

Additionally, the applicant has requested a finding pursuant to Virginia Code § 15.2-2232 that proposed electric substations are substantially in accord with the King George County Comprehensive Plan.

The Planning Commission reviewed the request on July 8, 2025, and voted 7-1 to recommend approval.

ALL INTERESTED PERSONS may appear and express their views at the above time and place. Written comments may also be submitted prior to the meeting to the County Administrator's Office at the address listed above or by email to jfish@co.kinggeorge.state.va.us.

Full copies of the applications, ordinances, maps, and related documents are available for public inspection during regular business hours at the Department of Community Development, 10459 Courthouse Drive, Suite 104, King George, VA 22485, or on the County website at www.kinggeorgecountyva.gov.

By Order of the King George County Board of Supervisors

COL-3001456