

**BOARD OF SUPERVISORS
COUNTY OF KING GEORGE
VIRGINIA**

O-11-25

At the regular meeting of the Board of Supervisors of the County of King George, in the Boardroom of the Revercomb Building in King George, Virginia, on the 19th day of August, 2025:

Present:	Vote:
Cathy Binder	Aye
Terrence "T.C." Collins	Aye
William S. Davis	Aye
Kenneth A. Stroud	Aye
David D. Sullins	Aye

Motion was made by Mr. Collins, to adopt the following Ordinance, seconded by Mr. Stroud. The motion carried 5:0.

**AN ORDINANCE TO APPROVE SPECIAL EXCEPTION
PERMIT APPLICATION Z-2024-00225, DAHLGREN
INNOVATION HUB, LLC TO AUTHORIZE THE
CONSTRUCTION OF A DATA CENTER AND ACCESSORY
USES ON APPROXIMATELY 497 ACRES IN THE
RAPPAHANNOCK MAGISTERIAL DISTRICT, TO ALLOW
FOR BUILDING HEIGHTS GREATER THAN 50 FEET, AND
TO ALLOW FOR AN INCREASED HEIGHT LIMIT FOR
WALLS AND FENCES FOR SCREENING PURPOSES**

WHEREAS, Representatives from Dahlgren Innovation Hub, LLC (Applicants) have submitted a "Special Exception Permit Application" dated September 5, 2024, which has been revised multiple times; and

WHEREAS, said application requests a special exception permit to construct a data center and accessory uses on approximately 497 acres, specifically identified on the King George County digital map as Tax Map & Parcels 17-24, 17-27 (which includes a portion of land previously identified as Tax Parcel 17-72), and 17-27A; and

WHEREAS, said application also requests for data center buildings to be erected to a height greater than 50 feet; and

WHEREAS, said application also requests a special exception to allow for an increase in the ten-foot height limitation for walls and fences (up to 50 feet) to allow for the screening of outdoor equipment; and

WHEREAS, said application was considered by the King George County Planning Commission in accordance with applicable procedures at a formal and duly advertised public hearing on June 10, 2025, where they carefully considered the public comment received, deferred action to July 8, 2025, and voted 7:1 to forward a recommendation of approval to the Board of Supervisors; and

WHEREAS, within the timeframes established by the Code of Virginia and King George County Code, the Board of Supervisors scheduled and conducted a formal and duly advertised public hearing on August 19, 2025, and carefully considered the comments received, the application and conditions; and

WHEREAS, the Board of Supervisors has evaluated the application based on the current zoning of the parcels, which is Industrial, the proffers subject to the parcels, and the standards set forth in the Special Exception Permit Provisions of the Zoning Ordinance (Article III, Division 4 et seq.), and the proposed conditions contained herein; and

WHEREAS, the Board of Supervisors has found that Application Z-2024-00225 is substantially in accord with the Comprehensive Plan; and

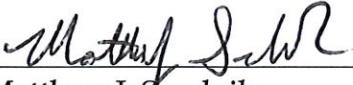
WHEREAS, the Board of Supervisors finds that approval of Application Z-2024-00225 would address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County;

NOW THEREFORE, BE IT ORDAINED that on this, the 19th day of August, 2025, by the King George County Board of Supervisors, that Special Exception Permit Application Z-2024-00225, submitted by representatives from Dahlgren Innovation Hub, LLC (Applicants) be, and it hereby is, approved, subject to the following conditions:


1. Tax Map Parcels 17-24, 17-27, and 17-27A will be consolidated and/or adjusted through future boundary line adjustments to meet minimum lot size requirements for the Industrial district, prior to approval of the first site plan.
2. Project is granted an exception to Section 8-4-4 of the King George County Zoning Ordinance in order to allow an increase in the ten-foot height limitation for walls and fences in the Industrial Zoning district.
3. Project is granted an exception to Section 7-6-5(F) of the King George County Zoning Ordinance (in accordance with Section 4-7-1) to allow an increase in structure height up to seventy (70) feet.

BE IT FURTHER ORDAINED, that the County Administrator be, and he is hereby, directed to have a fully executed copy of this Ordinance recorded upon the Land Records of the County in the office of the Clerk of the Circuit Court.

Attest:



Matthew J. Smolnik
County Administrator



William S. Davis
Chairman

Approved as to form:



Richard H. Stuart, P.C.
Interim County Attorney