

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

O-09-25

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:
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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 REZONING
APPLICATION Z-2024-00224, DAHLGREN INNOVATION
HUB, LLC, TO REZONE APPROXIMATELY 440 ACRES OF
LAND WITH VOLUNTARY PROFFERS FROM A-2, C-2,
AND R-1 TO INDUSTRIAL AND TO SUBJECT
APPROXIMATELY 57 ACRES ZONED INDUSTRIAL TO
THE SAME VOLUNTARY PROFFERS**

WHEREAS, representatives from Dahlgren Innovation Hub, LLC (applicants) have submitted a "Rezoning Application" dated September 5, 2024, which has been revised multiple times; and

WHEREAS, said application requests the rezoning with voluntary proffers of approximately 440 acres 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 the Industrially zoned portions of Tax Map & Parcel 17-27 and Tax Map & Parcel 17-27A be subject to the same voluntary proffers; and

WHEREAS, applicants have submitted a Voluntary Proffer Statement dated August 18, 2025 (Revised); 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 until July 8, 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 proffers; and

WHEREAS, the Board of Supervisors finds that approval of Application Z-2024-00224 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 Rezoning Application Z-2024-00224, submitted by representatives from Dahlgren Innovation Hub, LLC (applicant) be, and it hereby is, approved, and that the King George County Zoning map shall be amended to reclassify approximately 440 acres of Tax Map & Parcel 17-24 and Tax Parcel 17-27 (which includes a portion of land previously identified as Tax Map & Parcel 17-72) as Industrial;

BE IT FURTHER ORDAINED that Tax Map & Parcel 17-27A be subject to the attached Voluntary Proffer statement.

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.

Proffer Statement dated August 18, 2025 follows on subsequent pages and includes changes as adopted on August 19, 2025.

Attest:



Matthew J. Smolnik
County Administrator



William S. Davis
Chairman

Approved as to form:

A handwritten signature in black ink, appearing to read "R.H. STUART". It is written in a cursive, fluid style with a horizontal line extending from the end of the signature.

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