

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

O-14-25

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 16th day of September, 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. Stroud, seconded by Ms. Binder, which carried 5:0 to adopt the following Ordinance:

**AN ORDINANCE TO APPROVE SPECIAL EXCEPTION
PERMIT APPLICATION Z-2025-00263, TELECOM
CAPITAL GROUP, LLC AND TRUSTEES OF ST.
PAUL'S EPISCOPAL CHURCH
TO AUTHORIZE THE CONSTRUCTION OF A
TELECOMMUNICATIONS FACILITY
ON TAX PARCEL 17-1**

WHEREAS, Trustees of St. Paul's Episcopal Church and Representatives from Telecom Capital Group, LLC (applicant) have submitted a "Special Exception Permit Application" dated January 24, 2025; and

WHEREAS, said application requests a special exception permit to establish a telecommunications facility on a parcel identified on the King George County digital map as Tax Map 17-1; 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 August 12, 2025, where they carefully considered the public comment received and voted 8:0 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 September 16, 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 parcel, which is A-2, 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

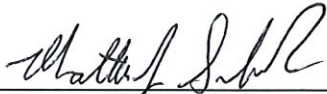
WHEREAS, the Board of Supervisors finds that approval of this application would address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County;

NOW THEREFORE, BE IT ORDAINED that on this, the 16th day of September, 2025, by the King George County Board of Supervisors, that Special Exception Permit Application Z-2025-00263, submitted by Trustees of St. Paul's Episcopal Church (property owner) and representatives from Telecom Capital Group, LLC (applicant) be, and it hereby is, approved, subject to the following conditions:


1. The following conditions will apply to the property identified on the "TCG Berthaville Site, Site Plan Set" dated 01/24/2025 prepared by Entrex Communications Services, Inc. and submitted with the application and shall be binding on TCG or any successors, assignees, current or future lessee, sub-lessee, or owner of the telecommunications facility.
2. TCG or any successors, assignees, current or future lessee, sub-lessee, or owner of the telecommunications facility will consent to administrative inspections by King George County staff for compliance with the requirements of this Special Exception Permit.
3. A Site Plan prepared in accordance with Division 6 and that meets the Performance Standards in Section 7-4-5 of the King George Zoning Ordinance will be submitted to and approved by the County prior to commencement of land clearing or any construction activity on the subject property. Said plans will be substantially in conformance with the Site Plan set that was submitted with the Special Exception application and dated 1/24/2025.
4. If the tower is not operational for a continuous period of 24 months it shall be considered abandoned, and the owner of the tower shall remove the tower in accordance with the Performance Standards in the Zoning Ordinance.
5. This Special Exception permit will expire in accordance with Section 3-4-4 of the King George County Code.

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