

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 9/2/2025

Instrument Type: ORD

Number of Parcels: 1 Number of Pages: 6

[] City [X] County KING GEORGE COUNTY COURT
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

1 X Grantor: NORTHERN NECK LEASING COMPANY

2 X Grantor: KING GEORGE COUNTY BOARD OF SUPERVISORS

1 X Grantee: NORTHERN NECK LEASING COMPANY

2 X Grantee: KING GEORGE COUNTY BOARD OF SUPERVISORS

Grantee Address

Name: NORTHERN NECK LEASING COMPANY

Address:

City: State: VA Zip Code:

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [] City [X] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: TAX PARCEL 25-134

Short Property Description:

Current Property Address:

City: KING GEORGE State: VA Zip Code: 22485

Instrument Prepared By: JACLYN M. FISH Recording Paid By: KING GEORGE COUNTY

Recording Returned To: JACLYN M. FISH

Address: 10459 COURTHOUSE ROAD, SUITE 200

City: KING GEORGE State: VA Zip Code: 22485



FILED
KING GEORGE COUNTY, VA
Jessica M. Mattingly
CLERK OF CIRCUIT COURT

FILED Sep 08, 2025
AT 12:25 pm

INST. # 250002541

TOTAL PAGES 7

AKT

(Area Above Reserved For Deed Stamp Only)

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

O-13-25

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 2nd 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 Mr. Sullins, which carried 5:0 to adopt the following Ordinance:

**AN ORDINANCE TO APPROVE REZONING
APPLICATION Z-2025-00260,
NORTHERN NECK LEASING COMPANY,
TO REZONE APPROXIMATELY 7 ACRES
OF LAND WITH VOLUNTARY PROFFERS,
FROM C-2 TO INDUSTRIAL**

WHEREAS, Daniel-Lester Edwards, Esq., counsel for Northern Neck Leasing Company (applicant) has submitted a "Rezoning Application" dated January 21, 2025; and

WHEREAS, said application requests the rezoning of approximately 7 acres identified on the King George County digital map as Tax Parcel 25-134; and

WHEREAS, the applicant has submitted a Voluntary Proffer Statement dated June 23, 2025, and Revised September 3, 2025; 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 July 8, 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 2, 2025, and carefully considered the comments received, the application and proffers; and

WHEREAS, the King George County Board of Supervisors has made the following findings regarding this application:

- The land use is not prejudicial to the character of the neighborhood.
- The rezoning will not adversely affect the general plans for the physical development of the County as embodied in the Comprehensive Plan.
- The rezoning will not be detrimental to the use or development of adjacent properties or the general neighborhood, nor will it impair the value of buildings or property in surrounding areas.

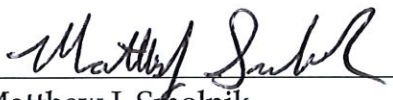
WHEREAS, the Board of Supervisors finds that approval of this application would address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County;


NOW THEREFORE, BE IT ORDAINED that on this, the 2nd day of September, 2025, by the King George County Board of Supervisors, that Rezoning Application Z-2025-00260, submitted by Daniel-Lester Edwards, Esq. and Northern Neck Leasing Company be, and it hereby is, approved and that the King George County Zoning map shall be amended to reclassify Tax Parcel 25-134 as I, Industrial.

BE IT FURTHER ORDAINED that Tax Parcel 25-134 shall 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.

Attest:


Matthew J. Smolnik
County Administrator


William S. Davis
Chairman

Approved as to form:


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

Attachment: Voluntary proffer statement dated September 3, 2025



VOLUNTARY PROFFER STATEMENT

Applicant: Northern Neck Leasing Company

Owner: Northern Neck Leasing Company

Project Name: Rezoning of 12284 State Road from C-2 Commercial to I-Industrial

Property: 12284 State Road, King George, VA 22485, King George Tax Map
Parcel Number 25-134 (the "Property")

Date: September 3, 2025

Request: Rezoning Tax Map Parcel Number 25-134 from the C-2 Commercial
Zoning District, to the I - Industrial Zoning District, subject to the
conditions proffered herein.

I. General Information.

The Applicant¹ hereby proffers that the use and development of the Property shall be in general conformance with the Generalized Development Plan and the following proffered conditions ("Proffers"), provided that the King George County Board of Supervisors (the "Board") reclassifies the Property as applied for the Applicant, without amendment except that expressly authorized in writing by the Applicant. In the event the referenced reclassification is not approved by the Board as applied for by the Applicant, the below described Proffers shall be automatically withdrawn and are null and void and of no force and effect. The Applicant acknowledges that these conditions are voluntary and reasonable in accordance with Sections 15.2-2302, 15.2-2298 and 15.2-2303, et al. of the Code of Virginia (1950), as amended. Each proffer made herein is made voluntarily and complies with applicable law. No agent of King George County (the "County") has suggested or demanded a proffer that is unreasonable under applicable law.

¹ For ease of reference, these proffers use the term "Applicant" to collectively refer to the Applicant and Owners defined above and all future owners, assignees, and/or successors in interest of the Property.

The Proffers shall be deemed accepted by the Board upon reclassification, as applied for by the Applicant, after the expiration of the 30-day appeal period following the Board's approval. These Proffers are the only conditions offered for this reclassification and any and all prior proffered conditions on the Property are hereby void and of no further force and effect.

II. Excluding Permitted Uses.

The permitted primary use of the Property will be for transportation/freight services as allowed under the I-Industrial Zoning District. If reclassified to the requested Zoning District I-Industrial, the following uses shall hereby not be permitted:

- (a) Electricity Generating Facility
- (b) Junkyard
- (c) Manufacturing, heavy
- (d) Recycling facility
- (e) Resource Extraction

William Lester Edwards
Applicant and Owner

By: William Lester Edwards
Secretary, Treasurer for Northern Neck
Leasing Company

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Fairfax, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby
certify that William Lester Edwards, in his capacity as
Secretary has signed the foregoing document
and has personally acknowledged the same before me in my aforesaid jurisdiction for the
company.

GIVEN under my hand and seal this 3 day of September, 2025.

Lisa D'Ambrosio-Irons

Notary Public

My Commission Expires: 3/31/25 ⁴⁰29

