

VIRGINIA LAND RECORD COVER SHEET

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

FORM A – COVER SHEET CONTENT

Instrument Date: 7/14/2025

Instrument Type: ORD

Number of Parcels: 0 Number of Pages: 8

[] City [X] County KING GEORGE
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

1 Grantor: WHITAKER, KRISTEN

2 Grantor: WHITAKER, TAYLOR

1 X Grantee: BOARD OF SUPERVISORS OF KING GEORGE COUNTY

2 X Grantee: KING GEORGE COUNTY BOARD OF SUPERVISORS

Grantee Address

Name: BOARD OF SUPERVISORS OF KING GEORGE COUNTY

Address: 10459 COURTHOUSE ROAD SUITE 20

City: KING GEORGE State: VA Zip Code: 22485

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 [] County Percentage In This Jurisdiction:

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number:

Short Property Description:

Current Property Address:

City: State: Zip Code:

Instrument Prepared By: JACLYN M FISH Recording Paid By: JACLYN M FISH

Recording Returned To: JACLYN M FISH

Address: 10459 COURTHOUSE ROAD SUITE 20

City: KING GEORGE State: VA Zip Code: 22485

FILED
KING GEORGE COUNTY, VA
Jessica M. Mattingly
CLERK OF CIRCUIT COURTFILED Jul 14, 2025
AT 09:04 am

INST. # 250001981

TOTAL PAGES 10

AKT

(Area Above Reserved For Deed Stamp Only)

VIRGINIA LAND RECORD COVER SHEET

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

FORM B – ADDITIONAL GRANTORS/GRANTEES

Instrument Date: 7/14/2025

Instrument Type: ORD

Number of Parcels: 0 Number of Pages: 8

[] City [X] County KING GEORGE
CIRCUIT COURT

Grantor Business/Name

(Area Above Reserved For Deed Stamp Only)

3 X Grantor: BOARD OF SUPERVISORS OF KING GEORGE COUNTY

4 X Grantor: KING GEORGE COUNTY BOARD OF SUPERVISORS

Grantor:

Grantor:

Grantor:

Grantor:

Grantor:

Grantor:

Grantee Business/Name

3 Grantee: WHITAKER, TAYLOR

4 Grantee: WHITAKER, KRISTEN

Grantee:

Grantee:

Grantee:

Grantee:

Grantee:

Grantee:



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

O-07-25

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 17th day of June, 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, seconded by Mr. Stroud, which carried 5:0 to adopt the following Ordinance:

**AN ORDINANCE TO APPROVE REZONING
APPLICATION Z-2024-00239,
TRW MARINE/TAYLOR WHITAKER, TO REZONE
APPROXIMATELY 2.39 ACRES OF LAND WITH
VOLUNTARY PROFFERS, FROM R-1 TO C-2**

WHEREAS, Taylor and Kristen Whitaker (property owners and applicant) have submitted a "Rezoning Application" dated October 28, 2024; and

WHEREAS, said application requests the rezoning of approximately 2.39 acres identified on the King George County digital map as Tax Parcel 9-76; and

WHEREAS, the applicant has submitted a Voluntary Proffer Statement, which was approved June 17, 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 April 8, 2025, in which action was deferred to May 13, 2025, where they carefully considered the public comment received 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 June 17, 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 proposed use is not prejudicial to the character of the neighborhood.
- The proposed use will not adversely affect the general plans for the physical development of the County as embodied in the Comprehensive Plan.
- The proposed use 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.

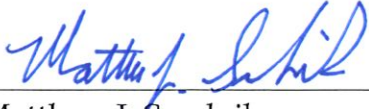
WHEREAS, the Board of Supervisors finds that approval of this application would address, protect, and promote public convenience, necessity, general welfare, and good zoning practices in the County;

NOW THEREFORE, BE IT ORDAINED that on this, the 17th day of June, 2025, by the King George County Board of Supervisors, that Rezoning Application Z-2024-00239, submitted by Taylor and Kristen Whitaker be, and it hereby is, approved and that the King George County Zoning map shall be amended to reclassify Tax Parcel 9-76 as C-2, General Commercial.

BE IT FURTHER ORDAINED that Tax Parcel 9-76 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 June 17, 2025

VOLUNTARY PROFFER STATEMENT

Applicant: TRW Marine
4509 James Madison Highway
King George, VA 22485

Owner: Taylor R. & Kristen M. Whitaker
4509 James Madison Highway
King George, VA 22485

Engineer: Welford Engineering Associates, Inc.
11905 Bowman Dr. Suite 501
Fredericksburg, VA 22408

Project Name: TRW Marine (the "Project")

Property: King George Tax Map Parcel Number 9-76 (the "Property")

Date: Approved June 17, 2025

Request: Rezoning Tax Map Parcel Number 9-76 from the R-1 (Residential)
Zoning District, to the C-2 (General Trade) 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

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.

law. No agent of King George County (the "County") has suggested or demanded a proffer that is unreasonable under applicable law. 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 as Equipment Sales, Rental, and Repair (Heavy), and Stores, all Types. If reclassified to the requested zoning district C-2 General Trade, the following uses shall hereby not be permitted:

- (a) Adult Use as defined in Commercial Use Standards Section 7-5-1.
- (b) Brewery Distillery, Micro.
- (c) Car Wash.
- (d) Self-Storage Facility.
- (e) Winery, Micro.
- (f) Sale of Vape or Tobacco products.
- (g) Personal Services including Massage and/or Salon Services
- (h) Office, Medical/Clinic.

TRW Marine
(Applicant)

By: 
Taylor R. Whitaker
(Title)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF King George, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Taylor R. Whitaker, in his capacity as Owner of TRW Marine 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 26th day of June, 2025.


Notary Public

My Commission Expires: 5.31.28



Taylor R. & Kristen M. Whitaker
(Property Owners)

By: 
Taylor R. Whitaker
Property Owner

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF King George, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Taylor R. Whitaker, in his capacity as Property Owner 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 26th day of June, 2025.


Notary Public

My Commission Expires: 5.31.28



Taylor R. & Kristen M. Whitaker
(Property Owners)

By: Kristen Whitaker
Kristen M. Whitaker
Property Owner

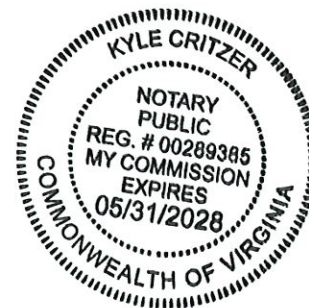
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF King George, to-wit:

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Kristen M. Whitaker, in her capacity as Property Owner 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 26th day of JUNE, 2025.

Kyle Critzer
Notary Public

My Commission Expires: 5-31-28



INSTRUMENT # 250001981
RECORDED KING GEORGE CO CIRCUIT COURT CLERK'S OFFICE
Jul 14, 2025 AT 09:04 am
Jessica M. Mattingly, CLERK by AKT