

PLANNING COMMISSION
TUESDAY, JANUARY 13, 2026, AT 6:30 P.M.
BOARD ROOM OF THE REVERCOMB BUILDING
10459 COURTHOUSE DRIVE
KING GEORGE, VA 22485



MEETING AGENDA

CALL TO ORDER

- Roll call and determination of Quorum
- Pledge of Allegiance & Invocation

ANNUAL ELECTIONS AND REORGANIZATION

- Election of Chair and Vice Chair for 2026
- Review and Adoption of 2026 Bylaws
- Review and Adoption of Electronic Participation Policy
- Adoption of 2026 Meeting Schedule

APPROVAL OF MINUTES

- December 9, 2025

CITIZEN PUBLIC COMMENT PERIOD

- Comments will be limited to three minutes per person, to afford everyone an opportunity to speak. If comments relate to a specific public hearing item, please offer them at the time of the public hearing.

DISCUSSION ON PUBLIC COMMENT

COMMUNITY PLANNING LIASON OFFICER, NAVAL SUPPORT FACILITY SOUTH POTOMAC, DAHLGREN

- Mr. Adam Lynch

PUBLIC HEARING

- PC Resolution PC-01-26: Block Length exception request for proposed Eagle Bay Subdivision

ITEMS DEFERRED FROM PREVIOUS MEETINGS

SPECIAL PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

- Mr. Smolnik, County Administrator, to present the FY2027-2030 CIP

STAFF REPORTS

- January 2026 Director's Report attached

COMMITTEE REPORTS

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COMMISSION REPORTS

- Continued Discussion on alternative models for County-based land conservation
 - *Lisa Biever and Duncan Griffiths, Northern Neck Land Conservancy*

OTHER/FUTURE BUSINESS

ADJOURNMENT

- The Planning Commission's next regular meeting is TBD



KING GEORGE COUNTY, VIRGINIA PLANNING COMMISSION BYLAWS

ARTICLE I AUTHORITY & NAME

The King George County Planning Commission (“Commission”) was established in accordance with the provisions of Chapter 22, Article 2, §15.2-2210, *et seq.* of the Code of Virginia, and pursuant to a resolution adopted by the King George County Board of Supervisors on the 8th day of January 1959.

The Commission hereby adopts these Bylaws on this day, _____, and which may be amended from time to time.

ARTICLE II PURPOSE OF COMMISSION

SECTION 1. GENERAL MISSION STATEMENT

The purpose of the Commission shall be to promote the orderly development of the King George County, Virginia and its environs (“County”).

SECTION 2. SPECIFIC DUTIES OF COMMISSION (As set forth in Va. Code §15.2-2221, Duties of Commissions)

The Commission shall:

- (a) Exercise general supervision of, and make regulations for the administration of its affairs;

- (b) Prescribe rules pertaining to its investigations and hearings;
- (c) Supervise its fiscal affairs and responsibilities under rules and regulations as prescribed by the governing body;
- (d) Keep a complete record of its proceedings and be responsible for the custody and preservation of its papers and documents;
- (e) Make recommendations and an annual report to the governing body concerning the operation of the Commission and the status of planning within the County.
- (f) Prepare, publish and distribute reports, ordinances and other material relating to its activities;
- (g) Prepare and submit an annual budget in the manner prescribed by the governing body of the County;
- (h) If deemed advisable, establish advisory committees;
- (i) If deemed advisable, cooperate with local planning commissions or legislative and administrative bodies and officials of other localities so as to coordinate planning and development among the localities;
- (j) Consult with the installation commander of any military installation that will be affected by potential development within the County so as to reasonably protect the military installation against any adverse effects that might be caused by the development;
- (k) If deemed advisable, appoint committees and adopt rules as needed to effect such cooperation;
- (l) If deemed advisable, cooperate with state and federal officials, departments and agencies;
- (m) If deemed advisable, request from such departments and agencies, and such departments and agencies of the Commonwealth shall furnish, such reasonable information which may affect the planning and development of the County;
- (n) Prepare and recommend a comprehensive plan for the physical development of the County, as provided by law, which shall be reviewed at least every five years;
- (o) If deemed advisable, may make a study of the public facilities, including existing facilities, which would be needed if the comprehensive plan is fully implemented; and

- (p) At the direction of the Board shall prepare and revise annually a capital improvement program based on the comprehensive plan of the County for a period not to exceed the ensuing five years.

ARTICLE III **MEMBERS & OFFICERS**

SECTION 1. MEMBERS

(a) Number & Qualifications

The Commission shall consist of not less than five nor more than fifteen members, appointed by the Board of Supervisors (“Board”), all of whom shall be residents of the County, qualified by knowledge and experience to make decisions on questions of community growth and development; provided, that at least one-half of the members so appointed shall be owners of real property.

(b) Oath

The Board may require each Member of the Commission to take an oath of office.

(c) Board, Staff Members & Terms

One Member of the Commission may be a member of the Board and one Member may be a member of the County government. The term of each of these two Members shall be coextensive with the term of office to which he has been elected or appointed, unless the Board, at the first regular meeting each year, appoints others to serve as their representatives.

The remaining Members of the Commission first appointed shall serve respectively for terms of one year, two years, three years, and four years, divided equally or as nearly equal as possible between the membership.

Subsequent appointments shall be for terms of four years each.

The Board may establish different terms of office for initial and subsequent appointments including terms of office that are concurrent with those of the Board.

(d) Vacancies

Vacancies shall be filled by appointment for the unexpired term only.

(e) Removal

Members may be removed for malfeasance in office.

Notwithstanding the foregoing provision, a Member may be removed from office by the Board without limitation in the event that the Member is absent from any three consecutive meetings of the Commission, or is absent from any four meetings of the Commission within any 12-month period. In either such event, a successor shall be appointed by the Board for the unexpired portion of the term of the Member who has been removed.

(f) Compensation, Expenses & Expenditures

The Board may provide for compensation to Members for their services, reimbursement for actual expenses incurred, or both.

The expenditures of the Commission, exclusive of gifts or grants, shall be within the amounts appropriated for such purpose by the Board.

The Commission may expend, under regular County procedure as provided by law, sums appropriated to it for its purposes and activities.

The County may accept gifts and donations for Commission purposes. Any moneys so accepted shall be deposited with the County in a special non-reverting Commission fund to be available for expenditure by the Commission for the purpose designated by the donor. The disbursing officer of the County may issue warrants against such special fund only upon vouchers signed by the chairman and the secretary of the Commission.

(g) Advisory Members

A Member, with the consent of both governing bodies, serve as an advisory member of the local planning commission of a contiguous locality.

SECTION 2. CHAIR, VICE CHAIR & SECRETARY

The Commission shall annually at the first regular meeting elect from its appointed Members a Chair and Vice Chair whose terms shall be for one year or until a successor takes office. If authorized by the Board the Commission may (i) create and fill such other offices as it deems necessary; (ii) appoint such employees and staff as it deems necessary for its work; and (iii) contract with consultants for such services as it requires.

In the event the office of Chair becomes vacant the Vice Chair automatically becomes Chair and the office of Vice Chair becomes vacant. The Commission shall elect from its Members a new Vice Chair. In the event the office of Chair shall become vacant at a time when there is no Vice Chair, the Commission shall elect from its Members both a Chair and Vice Chair. The Commission shall designate a regular staff member to serve in addition to his or her regular duties as Secretary of the Commission. The Secretary or a qualified alternate staff member shall attend all regular meetings and work sessions of the Commission, as well as the meetings of any special committee, if required, and shall record the proceedings of such meetings.

SECTION 3. DUTIES OF OFFICERS

- (a) The Chair shall be a Member of the Commission and shall:
 - (1) Preside at all hearings and meetings;
 - (2) Appoint all committees;
 - (3) Be informed immediately of any official communication, and report the same at the next regular Commission meeting;
 - (4) Certify all minutes, and other documents as necessary, as true and correct copies;
 - (5) Rule on all procedural questions (subject to a reversal by a two-thirds (2/3) majority vote of the Members present); and
 - (6) Carry out other duties as assigned by the Board of Supervisors;
- (b) The Vice Chair shall be a Member of the Commission and shall:
 - (1) Serve as aide to the Chair;
 - (2) Preside when the Chair is absent or when called upon by the Chair, with the full powers of the Chair;
 - (3) Represent the Chair upon request;
 - (4) Assist in providing orientation to new Commission Members;
 - (5) Assume duties of the Chair if necessary due to resignation or death; and
 - (6) Carry out other duties as assigned by the Commission.
- (c) The Secretary shall:
 - (1) Record attendance at all meetings;
 - (2) Record the minutes of the Commission meetings;
 - (3) Notify all Members of all meetings;
 - (4) Maintain a file of all official Commission records and reports;

- (5) Ensure that any correspondence addressed to the Commission is promptly transmitted to the Chair and/or other Members as appropriate;
 - (6) Prepare for publication all public notices for Commission public hearings; and
 - (7) ~~Notify property owners and adjacent property owners regarding applications for changes of zoning, conditional use permits and special exceptions.~~
- (d) The Staff for the Commission is not a Member and has no voting rights but shall be responsible for:
- 1. All correspondence of the Commission;
 - 2. Notification to all Members of all meetings;
 - 3. File of all official records and reports of the Commission;
 - 4. Certification of all maps, records and reports of the Commission;
 - 5. Provide data relevant to requests for amendments to the Zoning Ordinance
 - 6. Advertisement of public hearings; and
 - 7. Certification of mailings to all property owners concerned with amendments.

(e) *Chair Pro Tem*

Where both the Chair and Vice Chair are absent from a hearing or meeting, the remaining Members of the Commission shall elect a *Chair Pro tem* from among their own number by majority vote.

ARTICLE IV CONDUCT OF MEMBERS

- (a) Members of the Commission shall take such time as necessary to prepare themselves for hearings and meetings.
- (b) The Commission and its proceedings shall be governed by the general rules of parliamentary procedure (*Robert's Rules of Order, latest edition as revised from time to time shall be used as a guide*) unless otherwise provided by these rules of procedure or applicable state law.
- (c) Commission Members shall comply at all times with the Virginia State and Local Conflict of Interest Act (Code of Virginia section 2.2-3100. *et. seq.*, 1950, as amended, hereinafter “Act”). Each Member must determine whether that member has a conflict of interest and how that Member must respond (declaration, disqualification, etc.) prior to taking any action on the matter giving rise to the potential conflict. Assistance and

conflicts opinions may be obtained from the County Attorney or Commonwealth's Attorney who may also obtain opinions from the Attorney General. In the event that a Member is disqualified, s/he may take no action of any kind, ever, on the matter giving rise to the conflict. Ultimately, each Member must decide whether a conflicts exists. Avoiding the appearance of impropriety is just as important as avoiding actual conflicts. Therefore, a Member should disqualify him/herself if that Member feels that the citizen's confidence in the local government and/or its leaders will be compromised.

ARTICLE V
MEETINGS
(As set forth in §15.2-2214, *Code of Virginia*)

SECTION 1. REGULAR MEETINGS

The Commission shall fix the time for holding regular meetings, as follows:

Monthly meetings at 6:30 p.m. on the second Tuesday of each month unless otherwise provided for by a majority vote. Meetings shall be conducted in the Board Room of the Revercomb Building *and shall adjourn no later than 12:00 a.m.*

The Commission, by resolution adopted at a regular meeting, may also fix the day or days to which any meeting shall be continued if the chairman, or vice-chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for Members to attend the meeting. Such finding shall be communicated to the Members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting shall be conducted at the continued meeting and no further advertisement is required. The Commission shall cause a copy of such resolution to be inserted in a newspaper having general circulation in the locality at least seven days prior to the first meeting held pursuant to the adopted schedule.

The Commission shall meet at least every two months.

A majority of the Members shall constitute a quorum and no action of the Commission shall be valid unless authorized by a majority of those present and voting.

SECTION 2. SPECIAL MEETINGS

- (a) Special meetings of the Commission may be called by the chairman or by two Members upon written request to the secretary. The secretary shall mail to all Members, at least five days in advance of a special meeting, a written notice fixing the time and place of the meeting and the purpose thereof.
- (b) Written notice of a special meeting is not required if the time of the special meeting has been fixed at a regular meeting, or if all Members are present at the special meeting or file a written waiver of notice.

SECTION 3.

PUBLIC HEARINGS

(As set forth in Va. Code §15.2-2204)

Public hearings are open to the public and citizens are encouraged to speak. The purpose of hearings is to receive testimony from the public and Members of the Commission shall not respond to questions, unless directed by the Chair. In addition to those required by law, the Commission may hold public hearings on any matter referred to the Commission by the Board or on other planning issues in the interest of County citizens.

- (a) Notice of public hearing shall be provided in accordance with Va. Code §15.2-2204, as amended, and may be supplemented with additional notices as deemed appropriate by the Commission or staff.
- (b) Members of the public or their representatives wishing to address the Commission shall proceed to the appointed place, clearly state their names and addresses, sign a roster if requested, and shall be subject to the following time limitations: ten (10) minutes total for the applicant and any of its representatives; three (3) minutes per individual for all others. No speaker may give or cede time to another.
- (c) Members shall limit their comments to five minutes each and shall ensure public participation without Commission interference. At the completion of each presentation, at the discretion of the Chair, Members of the Commission shall have an opportunity to ask questions or clarify points made during a presentation.
- (d) Written testimony may be submitted to the Commission either prior to or at the public hearing. Written comments should be submitted at least one week prior to the hearing in order to ensure distribution to the individual Members in time for prior review. The Commission may establish a time to receive written testimony in addition to or in lieu of public appearance. Such written testimony thus received shall become part of the public record.
- (e) At the conclusion of the hearing on each item, the Commission shall proceed with its deliberation on that item and Members shall have an additional opportunity for discussion, limited to three minutes each, and then a vote shall be taken. After discussion, upon request by two Members of the Commission in cases where additional time for data gathering, analysis and/or further consideration is warranted, the Chair may defer final action until later in the meeting and then proceed to other agenda items. Continuing an item to another meeting shall only occur upon motion, second, and vote of the Commission properly made and the motion shall specify the date when the item will again be considered.

SECTION 4.**ORDER OF PUBLIC HEARING**

- (a) Sign-in forms are requested to be completed by persons wishing to speak, listing printed name, phone number, and address of person wishing to speak, and application number of the issue to be addressed.
- (b) Presentation by staff summarizing the item.
- (c) Presentation by applicant.
- (d) Testimony of citizens wishing to speak.
- (e) Concluding comments by applicant, if the Chair determines such are necessary; Questions by Members.
- (f) Concluding comments by staff, if the Chair determines such are necessary; Questions by Members.
- (g) Public hearing closed by Chair.
- (h) Discussion by Members.
- (i) Motion
- (j) Roll Call Vote

SECTION 5.**RECORD OF MEETINGS**

The Commission shall keep a record (minutes) of all of its proceedings and this record shall be available for public inspection at the office of the Department of Community Development, King George County Administration Building, King George County, Virginia, during normal working hours.

ARTICLE VI
CONDUCT OF PERSONS BEFORE THE COMMISSION

- (a) During all regular and special meetings of the Commission, the public may be present and a specific time shall be reserved for receipt of public comments. At other times, the public shall remain silent unless specifically invited by the Chair to provide comment.

- (b) Comments should be addressed to the Chair only regarding the matter before the Commission. Where a comment is irrelevant, inflammatory, prejudicial, or otherwise offensive, the Chair may instruct the Commission to “disregard” the comment, which nevertheless remains in the public record.
- (c) During all work sessions of the Commission, the public may be present but shall remain silent unless specifically invited by the Chair to provide comment.
- (d) During all Commission proceedings, members of the public have the obligation to remain in civil order. Any conduct that interferes with the equitable rights of another to provide comment or which interferes with a proper execution of Commission affairs may be ruled by the Chair as “out-of-order” and the offending person be directed by the Chair to remain silent. Once having been so directed, if a person persists in disruptive conduct, the Chair may entertain a motion to “eject” that individual from the Commission hearing or meeting. Where the person fails to comply with the successful motion to eject, the Chair may then call upon civil authority to physically remove the individual from the meeting place for the duration of hearing or deliberation on that item.

ARTICLE VII COMMITTEES

Standing or special committees may be established by the Commission to make studies or carry out functions of the Commission; the members of the committees shall be appointed by the Chair for the purposes and terms approved.

ARTICLE VIII VOTING

SECTION 1.

QUORUM (As set forth in §15.2-2215, *Code of Virginia*)

A majority of the Members shall constitute a quorum and no action of the Commission shall be valid unless authorized by a majority vote of those present and voting. Unless otherwise specified by the Chair, at his or her discretion, actions shall be by *viva voice* vote with the vote of each Member recorded in the minutes.

SECTION 2.

LACK OF QUORUM

If a quorum is not present at the time set for the meeting, the Chair or Chair *Pro tem* shall wait until there is a quorum. If no quorum is present after a reasonable time, and there appears to be no prospect that a quorum will assemble, then the Chair or Chair *Pro tem*

shall call the meeting to order, announce the absence of a quorum, and entertain a motion to adjourn.

SECTION 3. TIE VOTE

In the event of a tie vote, the motion shall have been defeated.

ARTICLE IX INSTRUMENTS AND DOCUMENTS OF THE PLANNING COMMISSION

The official instruments of the Commission are the record of notice, the agenda, adopted resolutions, and the minutes of hearings and meetings. Where the Commission provides advice to the legislative body or administrative agency, it does so by resolution. Any and all materials submitted to the Commission regarding an item shall be available for inspection by the public unless they are protected from disclosure by applicable provisions of the *Code of Virginia*. All notices, agendas, requests, agency or consultant letters or reports, citizen petitions, staff reports, minutes of hearings and meetings, and resolutions shall constitute the documents of the Commission and shall be made a matter of public record.

ARTICLE X TRANSACTION OF BUSINESS

SECTION 1. PARLIAMENTARY AUTHORITY

Parliamentary procedure at Commission meetings shall be guided by the most recent edition of *Robert's Rules of Order, Newly Revised*, as applicable to boards, except to the extent set out otherwise in these bylaws, by law or as determined by the Commission.

SECTION 2. SUSPENSION OF RULES

No rule of the Commission shall be suspended without the concurrence of three-fourths of the Members present and such suspension shall be limited to the meeting then in progress.

SECTION 3. AGENDA

The activities at any regular meeting of the Commission shall be in accordance with a formal agenda. Such agenda shall be distributed to the Commission and made available to the public prior to each meeting. The agenda and full Commissioner's packet shall be

provided a minimum of seven days prior to the meeting date. Any information not provided to staff eleven (11) days prior to the meeting date shall not be considered; notwithstanding deadlines provided by Community Development staff for a complete application.

SECTION 4. ORDER OF BUSINESS (REGULAR MEETINGS)

At regular meetings of the Commission, business shall be conducted in the following manner:

- Call to order and roll call
- Determination of Quorum
- Approval of minutes of the last meeting(s)
- Citizen comment period
- Planning Commission Discussion on Public Comment
- Public hearings
- Special items deferred from previous meetings
- Old business
- New business
- Staff reports
- Committee reports
- Commission reports and requests
- Future business
- Adjournment

SECTION 5. ORDER OF BUSINESS (SPECIAL MEETINGS)

The order of business at special meetings shall be in accordance with the agenda prepared by the Secretary for such special meetings.

SECTION 6. AMENDMENTS TO AGENDA

Agendas may be amended and/or items added or deleted from the agenda, by majority vote of the Members, unless such items require that lawful notice be given in advance.

ARTICLE XI SEVERABILITY

Should any article of the Commission bylaws be found to be illegal, the remaining articles shall remain in effect.

ARTICLE XII **MODIFICATION OF BYLAWS**

Modification of these Bylaws shall be approved by the Commission in regular session. Proposals for modification shall be submitted to the Commission at a regular meeting and shall be scheduled for consideration and action at the next regular meeting. An affirmative vote of two-thirds of the entire Commission shall be required to modify the Bylaws.

Chairman: _____ Adopted: _____

**ELECTRONIC PARTICIPATION POLICY FOR THE
KING GEORGE COUNTY PLANNING COMMISSION**

Unless otherwise authorized in emergency circumstances pursuant to Va. Code §2.2-3708.2 or other legal authority, Members may participate in meetings by electronic communication means with approval of a quorum that is physically assembled subject to the following procedures:

1. On or before the day of a meeting, a Member seeking to participate by electronic communication means shall notify the Chair that they are unable to attend the meeting due to a temporary or permanent medical condition (or disability) or a personal matter. A medical condition (or disability) applies to a condition of the Member or someone for whom they are a primary caregiver (if providing care prevents physical attendance) and need not be disclosed, but a personal matter must be identified with specificity.

2. If participation by a member through electronic means is approved by a vote of the quorum that is physically assembled, the minutes will reflect:

The address or other reasonably identifiable geographic location of the remote location from which the Member participates. The remote location need not be open to the public.

If the Member participates due to a temporary or permanent medical condition (or disability), such fact must be recorded in the minutes without further elaboration. If the member participates electronically because of a personal reason, the minutes must reflect the specific nature of the personal matter cited by the Member.

3. Participation of a Member through electronic means may be disapproved for good cause (applied strictly and uniformly regardless of the identity of the Member requesting remote participation or the matters that will be considered or voted on at the meeting) and must be disapproved in the event a personal matter is cited as the reason for a request to participate electronically and the same Member has participated electronically for more than 25% of meetings expected to be held in a calendar year (rounded up to the next whole number). Electronic participation due to personal or family medical condition (disability) as provided above is not numerically limited by law, but the competing legal necessity for the physical attendance of

a quorum may constrain requests for electronic participation on this basis. If participation is disapproved, such disapproval shall be recorded in the minutes with specificity. Disapproval to participate remotely does not preclude a Member from viewing or listening to a meeting without voting in the same manner as a member of the general public.

4. Approval to participate electronically is contingent on technical feasibility and may only be granted if the voice of the remote participant can be heard by all persons at the primary or central (physical) meeting location.

5. If the Chair seeks to participate electronically in a meeting and such request is granted as provided above (and the meeting is not wholly electronic as authorized by other law), the Vice Chair shall act as presiding officer in the physical absence of the Chair.

Chair of the Planning Commission

Date



King George County Planning Commission

2026 Meeting Schedule

Tuesday, January 13, 2026

Tuesday, February 10, 2026

Tuesday, March 10, 2026

Tuesday, April 14, 2026

Tuesday, May 12, 2026

Tuesday, June 9, 2026

Tuesday, July 14, 2026

Tuesday, August 11, 2026

Tuesday, September 8, 2026

Tuesday, October 13, 2026

Tuesday, November 10, 2026

Tuesday, December 8, 2026

Regular Meetings are scheduled for 6:30 P.M.

Public Hearings begin at 6:30 P.M. or as soon thereafter as possible
in the Board Room of the Revercomb Building

The Commission may schedule other meetings as needed.

ACTION MINUTES

King George County Planning Commission

Tuesday, December 9, 2025, 6:30 p.m.



Planning Commission
Members Present

Denise Flatley, Chair
Shawn Palivoda, Vice Chair
Brett Maffett
Ian Fox
Joseph DaCorta
Gary Kendrick
Roger Kniceley
Peyton Moncure

A Quorum was established.

Staff Present

Kelli LeDuc, Community Development Director
Kenneth Vaughan, Zoning Administrator
Richard Stuart, County Attorney
Matt Smolnik, County Administrator

Invocation & Pledge

Mr. Flatley led the Pledge.

Mr. Palivoda led the Innovation

Approval of Minutes and Agenda

The minutes from November 12, 2025, meeting were approved 6-0-2, with Ms. Moncure and Mr. Maffett abstaining.

Public Comment

None.

Navy Liaison

Mr. Lynch updated the commission about the addition of 455 acres to Caledon State Park. He also attended the Virginia Military Advisory Council Meeting.

Public Hearing

Ms. LeDuc presented a brief overview of Application Z-2025-00304, Powhatan Road Solar Farm, LLC

ACTION MINUTES

King George County Planning Commission

Tuesday, December 9, 2025, 6:30 p.m.



Cara Romaine presented on behalf of the applicant.

Public Comment was provided by the following:

Thomas Thompson—For

Larry Carr, landowner—For

Dustin Green—For

Tony Scaramozzi—For

Carol Greeley—For but has noise concerns.

James Shaw—For

Adriana Hernandez—Against, noise and traffic concerns.

Dustin Clutter—Against, noise and loss of income concerns from her horse training business at Powhatan Plantation.

Mike Morrisette—For

Parry Carr, landowner—For

The commission held a discussion and a question-and-answer period with the applicant.

Mr. Fox made a motion to adopt resolution PC-19-25 to forward application Z-2025-00304 to the King George County BOS with a favorable recommendation. He also moved that the planning commission finds this project to be in substantial accord with the comprehensive plan.

Seconded by Mr. Kendrick.

The motion passed 7:1

Staff Report

Ms. LeDuc presented the staff report.

The commission discussed the upcoming comprehensive plan review. They asked staff to work on another joint meeting with the BOS to discuss the scope and goals for the comprehensive plan update.

ACTION MINUTES

King George County Planning Commission

Tuesday, December 9, 2025, 6:30 p.m.



Commission Reports

The commission held a discussion with Lisa Beiver on alternative models for county-based land conservation. Further presentation will be given at the next meeting. Ms. Beiver works for the Northern Neck Land Conservancy.

Adjournment

Mr. Palivoda made a motion to adjourn to Tuesday, January 13, 2026 at 6:30pm.

Seconded by Mr. Fox . The motion passed unanimously.

The meeting was adjourned at 8:10pm.

The verbatim minutes can be found [HERE](#)

The recording of the meeting can be found [HERE](#)

PLANNING COMMISSION

TUESDAY, JANUARY 13, 2026, AT 6:30 P.M.

BOARD ROOM OF THE REVERCOMB BUILDING

10459 COURTHOUSE DRIVE

KING GEORGE, VA 22485



STAFF MEMORANDUM

TO: King George County Planning Commission

SUBJECT: Consideration of exception request from Section 10-3-7 (a)(2) of the King George County Subdivision Ordinance regarding Block Length

REQUEST

Representatives from Bowman and landowners from SE Ventures, Inc. have requested an exception to the 600' block length requirement for one of the proposed streets in the conceptual Eagle Bay Subdivision on Tax Parcel 14-71. The exception is requested in accordance with Section 10-1-8 of the King George County Subdivision Ordinance.

PUBLIC HEARINGS

Planning Commission: January 13, 2026, 6:30 p.m., County Boardroom

Board of Supervisors: To Be Determined

BACKGROUND

The applicants are requesting an exception in accordance with Article X, Division 1, Section 10-1-8, to the block length requirement outlined in Section 10-3-7. This section states that the maximum block length in a residential subdivision located in an R-1 zoning district is 600 feet.

The applicants request an exception to the 600' block length in order to connect the road within the proposed subdivision. A connected road will better serve on-site traffic and provide connectivity and maneuverability, which is desired within the development. It will provide additional access to areas within the development, decreasing response time for emergency vehicles and reducing traffic on adjacent streets.

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Please see attached conceptual schematic plans showing the road layout with and without the block length exception.

ORDINANCE SECTION REGARDING VARIATIONS, EXCEPTIONS AND APPEALS:

Section 10-1-8. - Variations, Exceptions, and Appeals.

(A) Variations and exceptions to the provisions of this Article shall be taken to the Planning Commission for recommendation and final decision by the Board of Supervisors in accordance with Article III, Permits and Applications, Division 10, Public Hearings and Notifications, of this Ordinance.

(B) Appeals to any decisions made by the Agent, regarding the requirements of this Article, shall be taken to the Planning Commission for recommendation and final decision by the Board of Supervisors in accordance with Article III, Permits and Applications, Division 10, Public Hearings and Notifications, of this Ordinance

COMMENTS FROM REVIEWING AGENCIES

Staff sent this exception request and information to all County and State reviewing agencies, and their comments are as follows:

King George Fire & Rescue Chief: In follow up from our recent Development Committee meeting and having reviewed the applicant's exception request regarding the 600 ft. block length requirement. It is in my opinion that granting this exception would provide for a more seamless and faster response time in the event of an emergency in this proposed development. I see no problems or concerns from our Department if this exception request is approved.

County Attorney: No concerns

Environmental Programs Manager: I do not have any comments for this exception request. This exception seems to eliminate some future wetland impacts on the southern portion of the development on proposed lots.

County Administrator: I do not have any concerns with the request made by Bowman on behalf of their client. The exception will allow for an easier traffic flow through the neighborhood, plus it does not lead to any additional lots in the development.

PLANNING COMMISSION

TUESDAY, JANUARY 13, 2026, AT 6:30 P.M.

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VDOT: This office has received the applicant's exception request dated 11-14-25 as received on 11-19-25 per the minimum standards, and we have noted that this is a request for an exception to the County's minimum 600' block length requirements. The Department has no objections to the approval of this request as it will allow the developer to meet VDOT's SSAR connectivity requirements, provide two (2) points of ingress/egress for the proposed subdivision, and avoid added street maintenance of an additional cul-de-sac that would be required to meet the block length requirement.

SUGGESTED MOTIONS FOR EAGLE BAY BLOCK LENGTH EXCEPTION REQUEST

1. I move to adopt Resolution No. PC-01-26 to forward the block length exception request submitted by Bowman on behalf of SE Ventures, Inc. to the King George County Board of Supervisors with a favorable recommendation.

OR

2. I move to forward the block length exception request submitted by Bowman on behalf of SE Ventures, Inc. to the King George County Board of Supervisors with an unfavorable recommendation for the following reasons:

- a. _____
- b. _____
- c. _____

Attachments:

- Letter and exhibits from applicant
- Resolution PC-01-26

Copies to:

- Applicant
- File
- Public Hearing Binder

PC-01-26
PLANNING COMMISSION
COUNTY OF KING GEORGE
VIRGINIA

At the regular meeting of the Planning Commission of the County of King George, in the Boardroom of the Administration Building in King George, Virginia, on the 13th day of January, 2026:

Commissioner:	Vote:
Joseph Dacorta	
Peyton Moncure	
Gary Kendrick	
Bret Maffett	
Denise Flatley	
Roger Kniceley	
Shawn Palivoda	

Motion was made by _____, seconded by _____, which carried _____ to adopt the following resolution:

**A RESOLUTION TO RECOMMEND APPROVAL OF
A REQUEST BY BOWMAN AND SE VENTURES, INC
TO ALLOW FOR AN EXCEPTION FROM SECTION 10-3-7 (A)(2) OF THE
KING GEORGE COUNTY CODE FOR A PROPOSED
DEVELOPMENT (EAGLE BAY SUBDIVISION) ON TAX PARCEL 14-71**

WHEREAS, Bowman (Applicant) and SE Ventures, Inc. (Landowner) have submitted a request for Exception pursuant to Section 10-1-8 of the King George County Ordinance dated November 14, 2025; and

WHEREAS, said request is to allow for an exception to the maximum 600' block length requirement for one of the proposed streets in the conceptual Eagle Bay Subdivision on Tax Map & Parcel 14-71; and

WHEREAS, the King George County Planning Commission has evaluated the exception request and finds that approval of the request would address, protect, and promote public convenience, necessity, general welfare, connectivity, and good zoning practices in the County.

NOW THEREFORE, BE IT RESOLVED that on this, the 13th day of January, 2026, by the King George County Planning Commission, the Exception request submitted by Bowman and SE Ventures, Inc. be forwarded to the King George County Board of Supervisors with a recommendation of approval.

Attested:

Chairman
King George County Planning Commission

Bowman

November 14, 2025

Kelli LeDuc
King George County Community Development
10459 Courthouse Drive
King George, VA 22485

RE: **Eagle Bay (TM: 14-71)**
Block Length Exception Request

Dear Ms. LeDuc:

On behalf of our client and owner of the subject property, SE Ventures Inc., we are requesting an exception in accordance with Article X, Division 1, Section 10-1-8 Variations, Exceptions, and Appeals of Appendix A of the King George County Code. This is an exception to the block length requirement outlined in Article X, Division 2, Section 10-3-7. – Blocks. (A) Length. Per this section, the required block length in a residential subdivision located in an R-8 zone is 600 feet.

We request an exception to the 600' block length, to be in one location as shown on the attached exhibit, for multiple reasons. The block length requirement can be met on this project without the need of an exception; however, this would require the applicable road to be divided and two cul-de-sacs created. With an exception to the block length requirement, the road can be connected.

A connected road will better serve on-site traffic and provide connectivity and maneuverability throughout the development. Internal connectivity is desired within planned developments. It provides additional access to areas within the development, decreasing response time for emergency vehicles, provides additional detour routes and reduces traffic on adjacent streets.

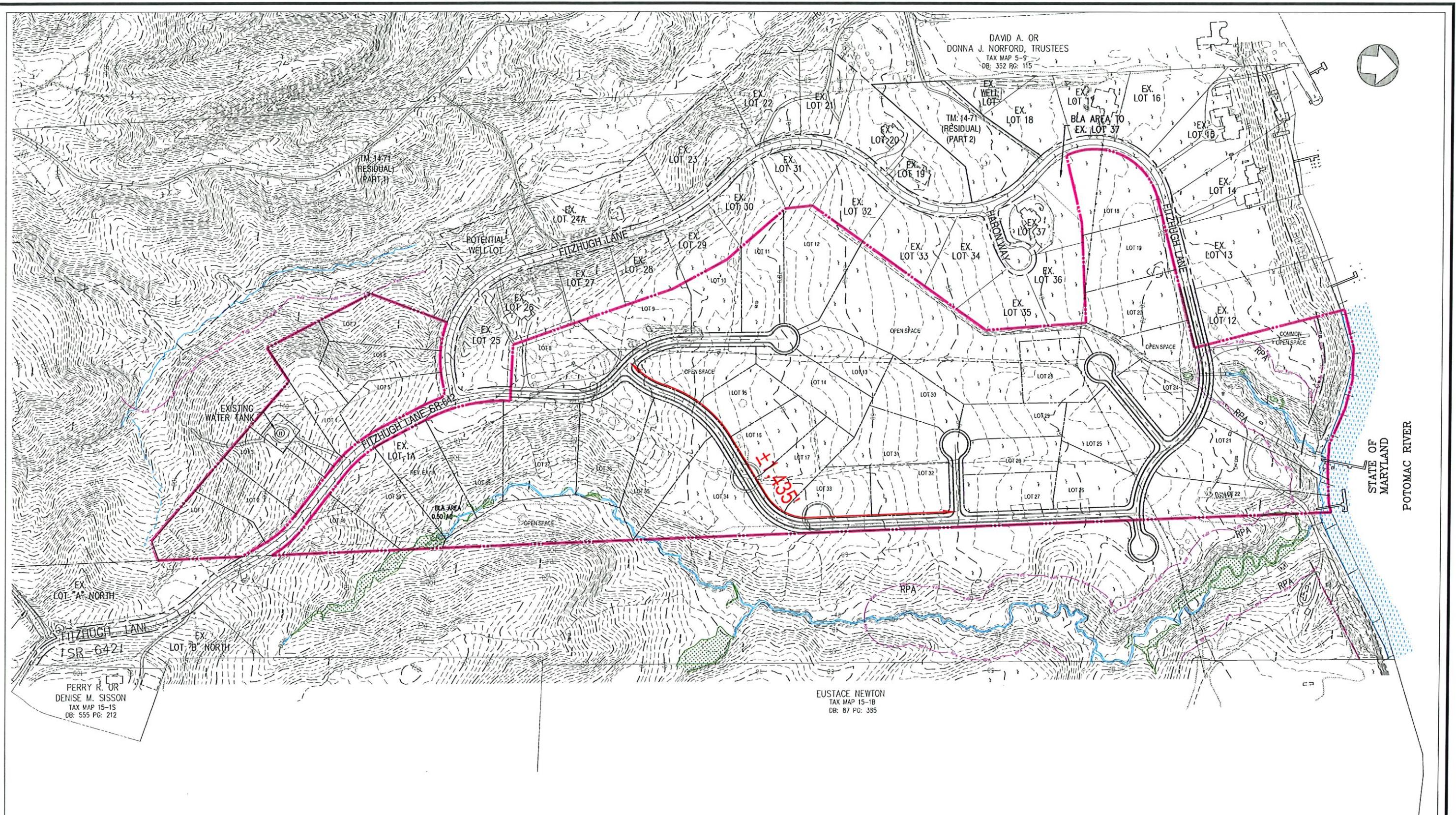
For the reasons stated above, we request an exception to the block length requirement, Article X, Division 2, Section 10-3-7. – Blocks. (A) Length, be granted.

We look forward to your response to this request. Should you need any additional information please do not hesitate to contact me at (540) 371-0268 or by e-mail at ahutchinson@bowman.com.

Sincerely,



Andrew Hutchinson
Project Manager



CONCEPTUAL SCHEMATIC PLAN BY-RIGHT SUBDIVISION
WITH BLOCK LENGTH EXCEPTION
EAGLE BAY PROPERTY
KING GEORGE COUNTY, VIRGINIA

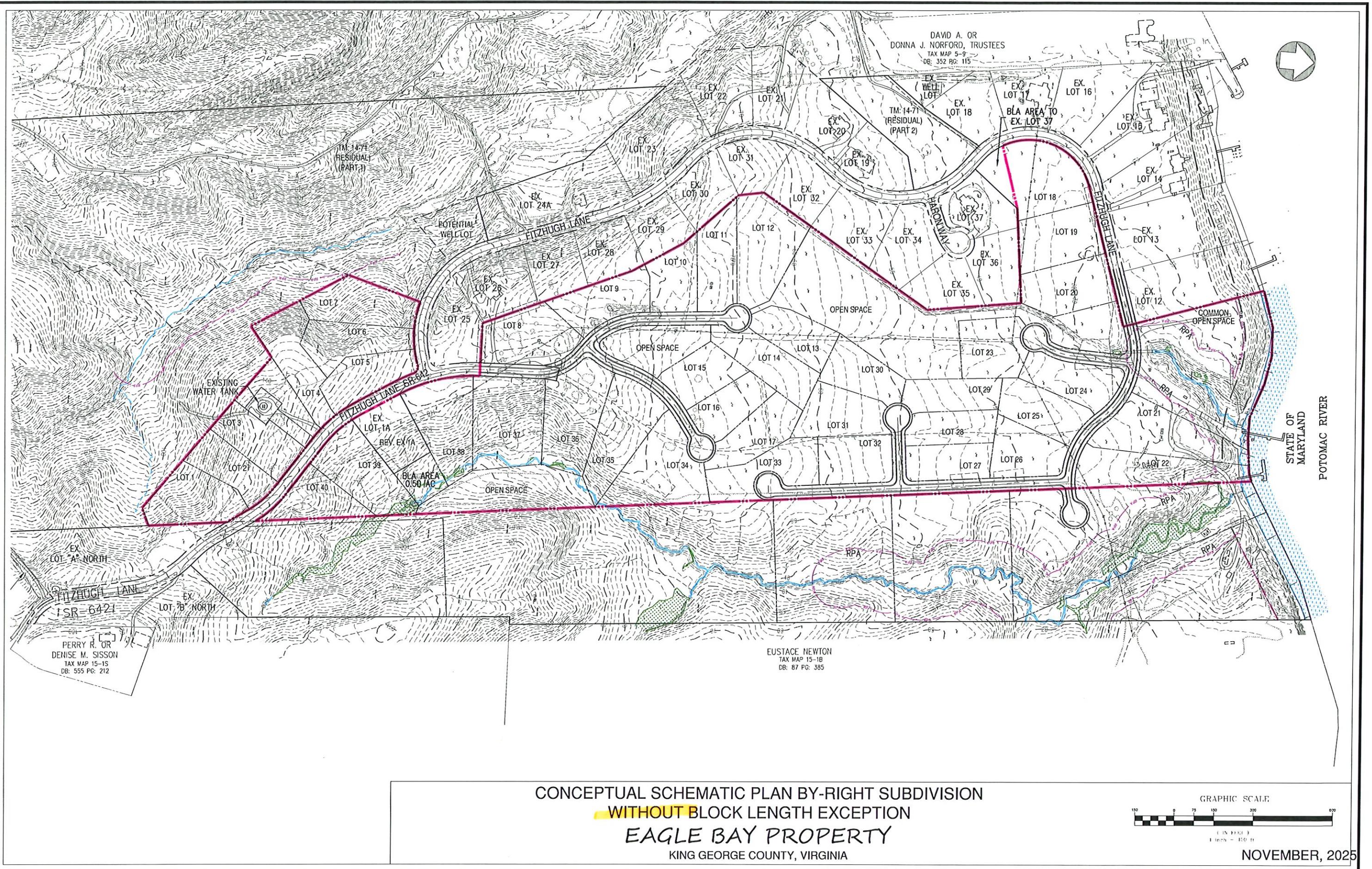
GRAPHIC SCALE

0 75 150 300 600

(IN FEET)

1 inch = 150 ft

NOVEMBER, 2025



CONCEPTUAL SCHEMATIC PLAN BY-RIGHT SUBDIVISION
WITHOUT BLOCK LENGTH EXCEPTION
EAGLE BAY PROPERTY
KING GEORGE COUNTY, VIRGINIA



December 22, 2025

Mr. Andrew Hutchinson
Project Manager
Bowman
Via email: ahutchinson@bowman.com

Reference: Eagle Bay Block Length Exception Request
Tax Map Parcel Number: 14-71

Dear Mr. Hutchinson,

King George County has completed their review of the submission for the block length exception for the proposed Eagle Bay subdivision, proposed on property owned by SE Ventures, Inc, and further described as a portion of Tax Parcel 14-71.

The review of this request included the full package received on November 14, 2025. The request included a letter from Andrew Hutchinson and Conceptual Schematic plans showing the road layout WITH and WITHOUT the block length exception.

Please see the attached comments from the reviewing agencies. Staff is generally in support of the exception request.

King George County Staff has scheduled this exception request for application for a *public hearing* at the January 13, 2026 Planning Commission meeting.

If you have any questions, please feel free to reach out to me. Staff will be in touch with you as we get closer to the meeting date.

Sincerely,

A handwritten signature in blue ink that appears to read "Kelli Le Duc".

Kelli Le Duc
Director of Community Development
CC: File

KING GEORGE COUNTY
DEPARTMENT OF FIRE, RESCUE
& EMERGENCY SERVICES

ADMINISTRATION
8122 KINGS HWY.
KING GEORGE, VA 22485

Telephone: (540) 775-8900
Fax: (540) 775-9060

www.kinggeorgefirerescue.com



DAVID W. MOODY
FIRE & RESCUE CHIEF
Dmoody@co.kinggeorge.state.va.us

JAY HYNSON
FIRE & RESCUE DEPUTY CHIEF
Jhynson@co.kinggeorge.state.va.us

BOBBIJO PENNINGTON
ADMINISTRATIVE ASSOCIATE
Bpennington@co.kinggeorge.state.va.us

MEMORANDUM

TO: Kelli Le Duc
Director of Community Development

FROM: David W. Moody
County Fire & Rescue Chief

DATE: December 19, 2025

SUBJECT: Eagle Bay Subdivision – Exception Request

In follow up from our recent Development Committee meeting and having reviewed the applicant's exception request regarding the 600 ft. block length requirement. It is in my opinion that granting this exception would provide for a more seamless and faster response time in the event of an emergency in this proposed development. I see no problems or concerns from our Department if this exception request is approved.

If you have any questions, please feel free to contact me.

Kelli Le Duc

From: Richard Stuart <richard.rhspc@gmail.com>
Sent: Thursday, December 18, 2025 3:50 PM
To: David Moody
Cc: Matt Smolnik; Kelli Le Duc; Kenneth Vaughan; Lucie Tuthill; Michael Randall
Subject: Re: Please review - Exception Request

Caution! This message was sent from outside your organization.

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I'm good, Kelli
Richard H. Stuart, P.C.
Attorney and Counselor at Law
15034 Kings Hwy
Post Office Box 1146
Montross, VA 22520
804-493-8892
804-493-8897 (fax)

***The information transmitted in this email and any attached documents is privileged, confidential, and protected material. If you are not the intended recipient, be aware that any use, review, retransmission, distribution, reproduction or any action taken in reliance upon this message or any attached documents is strictly prohibited. If you received this email in error, please destroy and notify our office at 804-493-8892 or by email.*

On Dec 18, 2025, at 2:03 PM, David Moody <DavidM@co.kinggeorge.state.va.us> wrote:

Good afternoon Kelli,
I also agree with Mr. Smolnik and have no concerns. Additionally, I believe it will allow for a faster response times in the event of an emergency, as we discussed during our Development Committee review meeting. I will put my comments formally to you in writing by tomorrow.
Thanks,

<image001.png>

From: Matt Smolnik <msmolnik@co.kinggeorge.state.va.us>
Sent: Thursday, December 18, 2025 1:48 PM
To: Kelli Le Duc <kleduc@co.kinggeorge.state.va.us>; Richard Stuart <richard.rhspc@gmail.com>; Kenneth Vaughan <kvaughan@co.kinggeorge.state.va.us>; Lucie Tuthill <Ltuthill@co.kinggeorge.state.va.us>; Michael Randall <mrandall@co.kinggeorge.state.va.us>; David Moody <DavidM@co.kinggeorge.state.va.us>
Subject: RE: Please review - Exception Request

Kelli,

I do not have any concerns with the request made by Bowman on behalf of their client. The exception will allow for an easier traffic flow through the neighborhood, plus it does not lead to any additional lots that in the development. Thank you.

<image002.png>

From: Kelli Le Duc <kleduc@co.kinggeorge.state.va.us>
Sent: Thursday, December 18, 2025 1:44 PM
To: Matt Smolnik <msmolnik@co.kinggeorge.state.va.us>; Richard Stuart <richard.rhspc@gmail.com>; Kenneth Vaughan <kvaughan@co.kinggeorge.state.va.us>; Lucie Tuthill <ltuthill@co.kinggeorge.state.va.us>; Michael Randall <mrandall@co.kinggeorge.state.va.us>; David Moody <DavidM@co.kinggeorge.state.va.us>
Subject: FW: Please review - Exception Request

Good afternoon –

Just double-checking to see if any of you had any comments/concerns on this exception request for Eagle Bay Block Length.

VDOT replied that they are supportive of the exception request.

Thanks - Kelli

From: Kelli Le Duc
Sent: Wednesday, November 19, 2025 10:39 AM
To: Matt Smolnik <msmolnik@co.kinggeorge.state.va.us>; Richard Stuart <richard.rhspc@gmail.com>; Kenneth Vaughan <kvaughan@co.kinggeorge.state.va.us>; Lucie Tuthill <ltuthill@co.kinggeorge.state.va.us>; Michael Randall <mrandall@co.kinggeorge.state.va.us>; David Moody <DavidM@co.kinggeorge.state.va.us>; Brooks, Ronald C. (VDOT) <ronald.brooks@vdot.virginia.gov>; Hammond, Andrew (VDOT) <andrew.hammond@vdot.virginia.gov>
Subject: Please review - Exception Request

Good morning.

Please review the attached Exception request and let me know if you have any comments on or before December 19, 2025.

Thanks – Kelli

<image003.png>

Kelli Le Duc

From: Brooks, Ronald C. (VDOT) <Ronald.Brooks@VDOT.Virginia.gov>
Sent: Tuesday, December 2, 2025 11:20 AM
To: Kelli Le Duc
Cc: Hammond, Andrew (VDOT); Beale, David L., PE (VDOT); Lucie Tuthill; Andrew Hutchinson
Subject: Eagle Bay (TM14-71) Block Length Exception, 1st Exception Request Review, Rt. 642, King George County
Attachments: Eagle Bay (TM14-71) Block Length Exception, 1st Exception Request Review.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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[Block sender](#) | [Report](#)

Kelli,

Attached is VDOT's concurrence with the developer's except request, and let me know if you have any questions.

Regards,

Chad Brooks

*Engineer-Land Use
Saluda Residency*
Virginia Department of Transportation
(804) 761-2148
ronald.brooks@vdot.virginia.gov



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
87 Deacon Road
Fredericksburg, Virginia 22405

Stephen C. Brich, P.E.
COMMISSIONER

December 1, 2025

King George County
Department of Community Development
Attn: Kelli Le Duc

Re: Eagle Bay (TM14-71) Block Length Exception
1st Exception Request Review
King George, Rt. 642

Dear Ms. Le Duc:

This office has reviewed the applicant's exception request dated 11-14-25 as received on 11-19-25 per the minimum standards, and we have noted that this is a request for an exception to the County's minimum 600' block length requirement. The Department has no objections to the approval of this request as it will allow the developer to meet VDOT's SSAR connectivity requirements, provide two (2) points of ingress/egress for the proposed subdivision, and avoid added street maintenance of an additional cul-de-sac that would be required to meet the block length requirement.

If you have any questions concerning this review, contact Chad Brooks at (804) 761-2148.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Hammond, P.E." followed by a stylized surname.

Andrew Hammond, P.E., CFM
Assistant Resident Engineer – Land Use, Saluda Residency

Cc: Bowman Consulting, Andrew Hutchinson, P.E.
VDOT, David Beale, P.E.

Kelli Le Duc

From: Matt Smolnik
Sent: Thursday, December 18, 2025 1:48 PM
To: Kelli Le Duc; Richard Stuart; Kenneth Vaughan; Lucie Tuthill; Michael Randall; David Moody
Subject: RE: Please review - Exception Request

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MATTHEW J. SMOLNIK

County Administrator

 540-775-9181

 10459 Courthouse Drive, Suite 200, King George, VA 22485

From: Kelli Le Duc <kleduc@co.kinggeorge.state.va.us>

Sent: Thursday, December 18, 2025 1:44 PM

To: Matt Smolnik <msmolnik@co.kinggeorge.state.va.us>; Richard Stuart <richard.rhspc@gmail.com>; Kenneth Vaughan <kvaughan@co.kinggeorge.state.va.us>; Lucie Tuthill <Ltuthill@co.kinggeorge.state.va.us>; Michael Randall <mrandall@co.kinggeorge.state.va.us>; David Moody <DavidM@co.kinggeorge.state.va.us>

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Subject: Please review - Exception Request

Good morning.

Please review the attached Exception request and let me know if you have any comments on or before December 19, 2025.

Thanks – Kelli



KELLI LE DUC

Community Development Director

 540-773-7111

 10459 Courthouse Drive, Suite 104, King George, VA 22485

Kelli Le Duc

From: Michael Randall
Sent: Thursday, December 18, 2025 1:50 PM
To: Kelli Le Duc
Subject: RE: Please review - Exception Request

Good afternoon, Kelli,

I do not have any comments for this special exception request. This exception seems to eliminate some future wetland impacts on the southern portion of the development on proposed lots.

Very Respectfully,



MICHAEL RANDALL

Environmental Programs Manager



540-775-7111



540-368-4200



10459 Courthouse Drive, Suite 104, King George, VA 22485

From: Kelli Le Duc <klleduc@co.kinggeorge.state.va.us>
Sent: Thursday, December 18, 2025 1:44 PM
To: Matt Smolnik <msmolnik@co.kinggeorge.state.va.us>; Richard Stuart <richard.rhspc@gmail.com>; Kenneth Vaughan <kvaughan@co.kinggeorge.state.va.us>; Lucie Tuthill <Ltuthill@co.kinggeorge.state.va.us>; Michael Randall <mrandall@co.kinggeorge.state.va.us>; David Moody <DavidM@co.kinggeorge.state.va.us>
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KELLI LE DUC
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 540-775-7111
 10459 Courthouse Drive, Suite 104, King George, VA 22485

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Thanks,



DAVID W. MOODY *EFO, CFO, NRP*

County Fire & Rescue Chief / Fire Marshal

 540-775-8900 (main)  540-775-8910 (direct)

 Company 1 Fire & Rescue Headquarters
8122 Kings Highway, King George, VA 22485

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Thanks – Kelli



KELLI LE DUC

Community Development Director

540-775-7111

10459 Courthouse Drive, Suite 104, King George, VA 22485

Community Development



DIRECTOR'S REPORT – JANUARY 2026 – PLANNING COMMISSION

Department Staff:

Planning/Zoning

Kelli Le Duc, Director of Community Development, Subdivision Agent
Kenneth Vaughan, Jr., Zoning Administrator, Senior Planner
Lucie Tuthill, Planner

Building

Rick Herron, Building Official
Travis Self, Deputy Building Official
Kyle Wagner, Building Inspector
Charles Bullock, Building Inspector

GIS

Kyle Conboy, GIS Manager
Dave Birge, GIS Analyst

Permit Technicians

Chandi Arellano, Senior Permit Technician/Office Manager
Jazmyne Sigmon, Permit Technician

Environmental Programs

Michael Randall, Env Programs Manager

December Permit intake:

Residential Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New SF Dwellings	6	103	109
Duplex/ Triplex	0	0	0
Townhouse	0	0	0
Apt. Build	0	0	0
Occupancy Permits	2	146	148
Deck/Porch/Sunroom	4	78	82
Garage/Shed	6	38	44
Finished Basement	3	39	42
Pool	0	17	17

Solar Panels	4	49	53
Elec/Plumb/Mech	19	160	179
Amendments	4	170	174
Misc. Building	8	106	114
Commercial Permits	Monthly Total	Last Month YTD Total	Current Month YTD Total
New Commercial	0	3	3
Misc. Commercial	6	77	83

Other	Monthly Total	Last Month YTD Total	Current Month YTD Total
Public W/S	0	24	24
Private Wells	6	75	81
Demo	3	78	82
Farm Exemption Permits	0	21	21
Zoning Permits/Home Occupation	5	109	114

Total Permits (this includes connections to the Service Authority System)	70	1228	1298
--	----	------	------

Planning and Zoning Applications	Boundary Line Adjustments/Single Lot Subdivisions	Minor Subdivision	Major Subdivisions	Family Subdivisions	Site Plans and Land Disturbance Permits
December 2024	0	4	4	4	1
December 2025	0	1	0	0	4

December Inspections:

Month	Number of Inspections	Daily Average
December 2021	433	18.83
December 2022	516	27.16
December 2023	426	18.52
December 2024	348	15.82
December 2025	220	10.85

Current Rezoning Requests & Special Exceptions Applications:

Davis Hill Development/Daisy Lane Solar, Tax Map 15, Parcel 16. Application is for a Special Exception for a solar energy, medium scale facility. (Planning Commission recommended approval. BOS public hearing held June 3, 2025, with action deferred.)

Green Energy Ventures, Tax Map 21 Parcels 49 & 73 and Tax Map 22 Parcel 46A from A-1 to Industrial (I) with proffers. Tax Map 22, Parcel 49A to be included in proffer statement. Proposed uses include a data center, water treatment plant, and other industrial uses. The applicant is Green Energy Ventures, LLC. Planning Commission forwarded an unfavorable recommendation to the Board of Supervisors. BOS Public Hearing scheduled for 1/20/26.

Fowler Hauling and Home Delivery, Tax Map 33-51 and 33-51A. Application is for a Rezoning and future boundary line adjustment for an existing business. (awaiting resubmittal from applicant).

Powhatan Road Solar Special Exception, Tax Map 32-1. Application is for a Special Exception for a solar energy, medium scale facility. (PC recommended approval, BOS Presentation scheduled for 01/20/26).

Westbrooke Homes Rezoning/Arnold's Corner, Tax Map 24, Parcels 15J, 15S, 15T, 15F, 15N, 15B. Request to conditionally rezone 19.01 acres from R-1 and R-3 to R-3 and C-1. Proposed development of 121 single family attached townhome units, 8,500 SF of commercial retail space and 3,582 SF of commercial fast food restaurant space with drive thru. The property is accessed by Route 3 Kings Highway and Hoover Drive. Public Water and Sewer. Proffers, Fiscal Impact Analysis and Traffic Impact Analysis provided. (Awaiting resubmittal from applicant)