



## **BOARD OF SUPERVISORS AGENDA ITEM**

Meeting Date                      February 17, 2026  
Item Number                      02-10

**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:        February 17, 2026, 5:30 p.m., County Boardroom

### **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.

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

**Legal Review**

\_\_\_\_\_ **Complete**

\_\_\_\_\_ **N/A**

## REGULAR MEETING AGENDA

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, February 17, 2026, at 5:30 p.m.



### 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.

**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

Those interested in attending this meeting who may need an interpreter or hearing assistance equipment due to a hearing impairment should contact our office at 540- 775-9181 (TDD 540-775-2049) by noon on the Friday before the meeting.

The meeting will be held in the Board Room of the Revercomb Building, 10459 Courthouse Drive, King George, VA 22485.

A final agenda with all supporting documentation will be available on the county's website at [kinggeorgecountyva.gov](http://kinggeorgecountyva.gov).

## REGULAR MEETING AGENDA

King George Board of Supervisors &  
Service Authority Board of Directors

Tuesday, February 17, 2026, at 5:30 p.m.



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.

### PLANNING COMMISSION ACTION

The Planning Commission considered this exception request at a public hearing on January 13, 2026, where they voted 6:0 to forward a favorable recommendation to the King George County Board of Supervisors.

#### **Attachments:**

- Board Ordinance O-05-26
- Request and exhibits from applicant
- Planning Commission Resolution PC-01-26

#### **Copies to:**

- Applicant
- File

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

**O-05-26**

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 17<sup>th</sup> day of February 2026:

Supervisor:

Vote:

Cathy Binder  
Bryan Metts  
William S. Davis  
Kenneth A. Stroud  
David D. Sullins

---

Motion was made by \_\_\_\_\_, seconded by \_\_\_\_\_, which carried \_\_\_\_ to adopt the following Ordinance:

**AN ORDINANCE TO APPROVE 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, 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 January 13, 2026, where they carefully considered the public comment received and voted 6:0 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 February 17, 2026, and carefully considered the comments received and the request; and

WHEREAS, the Board of Supervisors 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 ORDAINED that on this, the 17<sup>th</sup> day of February, 2026, by the King George County Board of Supervisors, that the Exception request submitted by Bowman and SE Ventures, Inc. be approved.

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

---

David D. Sullins  
Chairman

Approved as to form:

---

Richard H. Stuart, P.C.  
County Attorney



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 10-1-1-8 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-2 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.

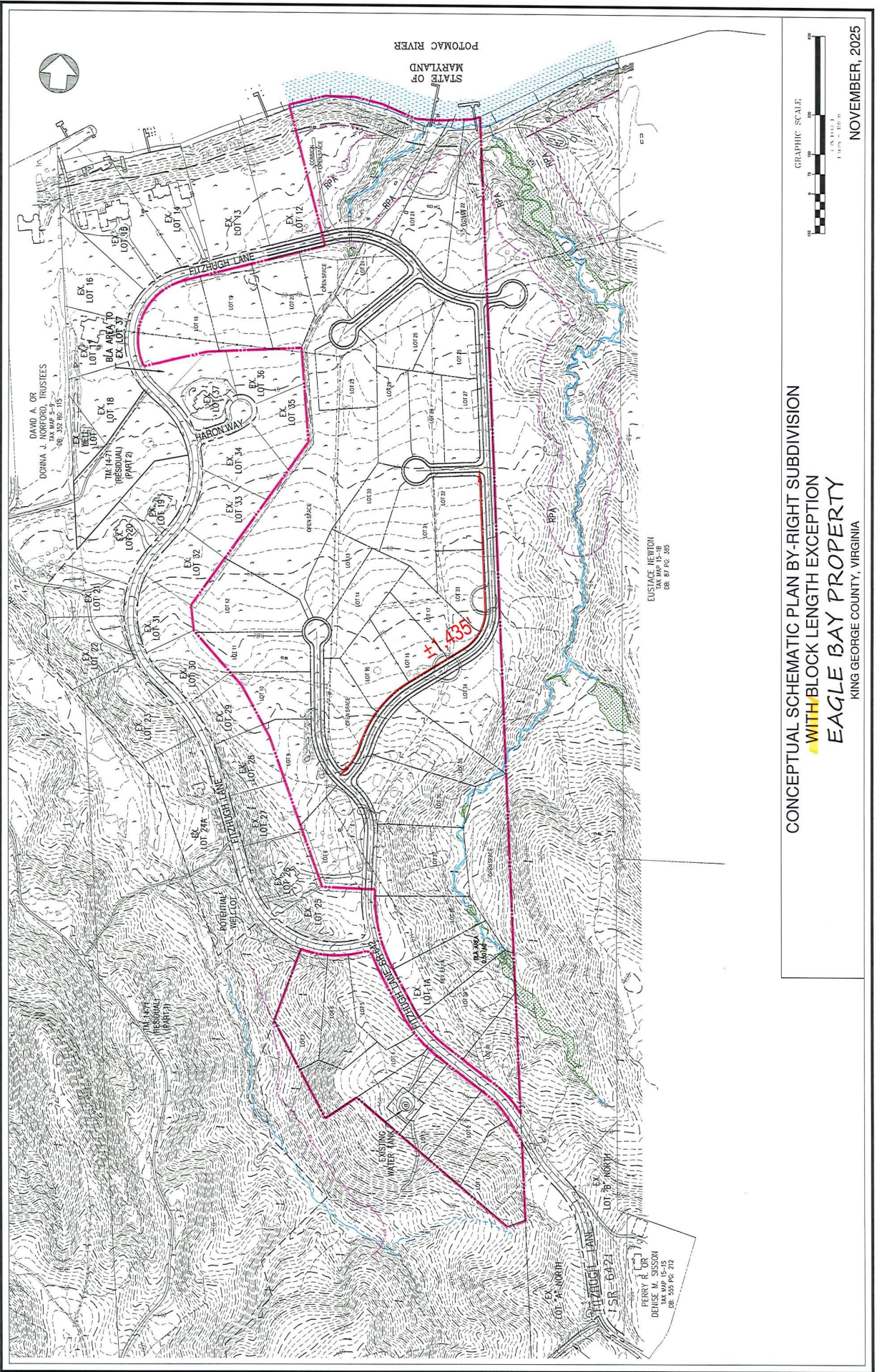
We look forward to your response to this request. Should you need any additional information please do not hesitate to contact me at (540) 371-0268 or by e-mail at [ahutchinson@bowman.com](mailto:ahutchinson@bowman.com).

Sincerely,

Andrew Hutchinson  
Project Manager

1300 Central Park Boulevard, Fredericksburg, VA 22401  
P: 540.371.0268 | F: 540.371.3479  
[bowman.com](http://bowman.com)











COMMUNITY DEVELOPMENT

10459 Courthouse Drive, Suite 104

King George, VA 22485

Telephone: (540) 775-7111

Fax: (540) 775-3139



December 22, 2025

Mr. Andrew Hutchinson

Project Manager

Bowman

Via email: [ahutchinson@bowman.com](mailto: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 Hutchingson 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,

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](http://www.kinggeorgefirerescue.com)



DAVID W. MOODY  
FIRE & RESCUE CHIEF  
[Dmoody@co.kinggeorge.state.va.us](mailto:Dmoody@co.kinggeorge.state.va.us)

JAY HYNSON  
FIRE & RESCUE DEPUTY CHIEF  
[Jhynson@co.kinggeorge.state.va.us](mailto:Jhynson@co.kinggeorge.state.va.us)

BOBBIJO PENNINGTON  
ADMINISTRATIVE ASSOCIATE  
[Bpennington@co.kinggeorge.state.va.us](mailto: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)

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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>

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**From:** Matt Smolnik <mamolnik@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>

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**From:** Kelli Le Duc <[kleduc@co.kinggeorge.state.va.us](mailto:kleduc@co.kinggeorge.state.va.us)>  
**Sent:** Thursday, December 18, 2025 1:44 PM  
**To:** Matt Smolnik <[msmolnik@co.kinggeorge.state.va.us](mailto:msmolnik@co.kinggeorge.state.va.us)>; Richard Stuart <[richard.rhspc@gmail.com](mailto:richard.rhspc@gmail.com)>; Kenneth Vaughan <[kvaughan@co.kinggeorge.state.va.us](mailto:kvaughan@co.kinggeorge.state.va.us)>; Lucie Tuthill <[Ltuthill@co.kinggeorge.state.va.us](mailto:Ltuthill@co.kinggeorge.state.va.us)>; Michael Randall <[mrandall@co.kinggeorge.state.va.us](mailto:mrandall@co.kinggeorge.state.va.us)>; David Moody <[DavidM@co.kinggeorge.state.va.us](mailto: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](mailto:msmolnik@co.kinggeorge.state.va.us)>; Richard Stuart <[richard.rhspc@gmail.com](mailto:richard.rhspc@gmail.com)>; Kenneth Vaughan <[kvaughan@co.kinggeorge.state.va.us](mailto:kvaughan@co.kinggeorge.state.va.us)>; Lucie Tuthill <[Ltuthill@co.kinggeorge.state.va.us](mailto:Ltuthill@co.kinggeorge.state.va.us)>; Michael Randall <[mrandall@co.kinggeorge.state.va.us](mailto:mrandall@co.kinggeorge.state.va.us)>; David Moody <[DavidM@co.kinggeorge.state.va.us](mailto:DavidM@co.kinggeorge.state.va.us)>; Brooks, Ronald C. (VDOT) <[ronald.brooks@vdot.virginia.gov](mailto:ronald.brooks@vdot.virginia.gov)>; Hammond, Andrew (VDOT) <[andrew.hammond@vdot.virginia.gov](mailto: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

Caution! This message was sent from outside your organization.

[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  
1<sup>st</sup> 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 "A. Hammond".

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

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.



### 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>  
**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



**KELLI LE DUC**

*Community Development Director*



540-775-7111



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

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**KELLI LE DUC**

*Community Development Director*



540-775-7111



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

**Kelli Le Duc**

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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,



**DAVID W. MOODY** *EFO, CFO, NRP*  
*County Fire & Rescue Chief / Fire Marshal*

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

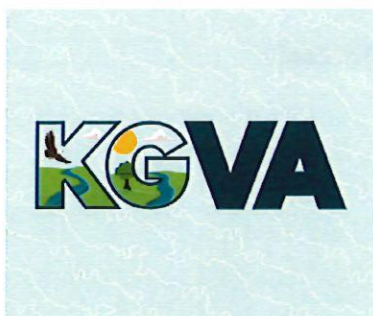
📍 *Company 1 Fire & Rescue Headquarters*  
*8122 Kings Highway, King George, VA 22485*

---

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**MATTHEW J. SMOLNIK**  
*County Administrator*

☎ 540-775-9181

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

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**From:** Kelli Le Duc

**Sent:** Wednesday, November 19, 2025 10:39 AM

**To:** Matt Smolnik <[msmolnik@co.kinggeorge.state.va.us](mailto:msmolnik@co.kinggeorge.state.va.us)>; Richard Stuart <[richard.rhspc@gmail.com](mailto:richard.rhspc@gmail.com)>; Kenneth Vaughan <[kvaughan@co.kinggeorge.state.va.us](mailto:kvaughan@co.kinggeorge.state.va.us)>; Lucie Tuthill <[Ltuthill@co.kinggeorge.state.va.us](mailto:Ltuthill@co.kinggeorge.state.va.us)>; Michael Randall <[mrandall@co.kinggeorge.state.va.us](mailto:mrandall@co.kinggeorge.state.va.us)>; David Moody <[DavidM@co.kinggeorge.state.va.us](mailto:DavidM@co.kinggeorge.state.va.us)>; Brooks, Ronald C. (VDOT) <[ronald.brooks@vdot.virginia.gov](mailto:ronald.brooks@vdot.virginia.gov)>; Hammond, Andrew (VDOT) <[andrew.hammond@vdot.virginia.gov](mailto: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



**KELLI LE DUC**

*Community Development Director*



540-773-7111



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



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 13<sup>th</sup> day of January, 2026:

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

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Motion was made by Mr. Palivoda, seconded by Mr. Maffett, which carried 6:0, 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 13<sup>th</sup> 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:

  
\_\_\_\_\_  
Denise Flatley, Chair  
King George County Planning Commission