

AGENDA
SPECIAL MEETING OF THE BOARD OF SUPERVISORS
OF KING GEORGE COUNTY, VIRGINIA
Thursday, August 25, 2022
6:00 p.m.

Call to Order

- ◆ Invocation by Mr. Collins
- ◆ Pledge of Allegiance by Mr. Miller

AMENDMENTS TO THE AGENDA

PUBLIC COMMENT

- ◆ Comments will be limited to three minutes, per person, in order to afford everyone an opportunity to speak. If comments relate to a specific public hearing item, we ask that you offer those comments at the time of the public hearing.

REPORTS OF MEMBERS OF THE BOARD

PUBLIC HEARINGS:

- A. Case Number 22-07-Z04:** Request by Birchwood Power Partners, L.P., to rezone with proffers Tax Map 21 Parcel 50 (part), 10900 Birchwood Drive from Limited Agricultural (A-1) to Industrial District (I). Total area to be rezoned is 105.581 acres. The remaining portion of Tax Map 21 Parcel 50 is currently zoned Industrial (I) where the decommissioned Birchwood Power Plant is located. The property (part) is currently zoned A-1 with minimum lot size of ten (10) acres. The minimum lot acreage required for a parcel to be eligible for I shall be ten (10) acres with a minimum site area of 80,000 square feet contained within the minimum lot acreage. The Property is located in the Route 3 West Settlement Area per the King George County Comprehensive Plan (2019).
- B. Special Exception Permit#91-03-E02** Amendment request by Birchwood Power Partners, L.P. and on behalf of the current owners Frank B. Taylor Limited Family Partnership (Easement). Includes Tax Map 21 Parcel 50 (located at 10900 Birchwood Drive) and Tax Map 29 Parcel 4 (easement on parcel located along south boundary of Kings Hwy). The Special Exception Permit application requests an amendment to terminate the use of Tax Map 21 Parcel 50 as a power production facility and manufactured aggregate facility; as well as to continue the existing use of Tax Map 29 Parcel 4 (easement) for a surface water intake facility (i.e. pumping station) in its current location on the lower Rappahannock River. This includes the water supply facilities associated with the intake and Dominion substation/switchyard and related electrical utility facilities.
- C. Case Number 22-07-Z05:** Request by Birchwood Power Partners, L.P. on behalf of the current owner J. Decker Butzner to rezone with proffers Tax Map 21 Parcel 25 (adjacent to the former Birchwood Power Facility) from Rural Agricultural (A-2) to Industrial District (I). Total lot area to be rezoned is approximately 124 acres. The property is currently zoned A-2 with minimum lot size of two (2) acres. The minimum lot acreage required for a parcel to be eligible for I shall be ten (10) acres with a minimum site area of 80,000 square feet contained within the minimum lot acreage. The Property is located in the Potomac River Rural Development Area per the King George County Comprehensive Plan (2019). Comprehensive Plan Amendment is proposed to include this property into the Route 3 West Settlement Area.
- D. Case Number 22-07-Z06:** Request by Birchwood Power Partners, L.P. on behalf of the current owner Huong Thi Thai to rezone with proffers Tax Map 21 Parcel 33 also known as 1305 Kings Hwy, and Tax Map 21 Parcel 35 (adjoining parcel located along Kings Hwy) from Rural Agricultural (A-2) to Industrial District (I). Total lot area of 50.963 acres to be rezoned. The property is currently zoned A-2 with minimum lot size of two (2) acres. The minimum lot acreage required for a parcel to be eligible for I shall be ten (10) acres with a minimum site area of 80,000 square feet contained within the minimum lot acreage. The Property is located in the Potomac River Rural Development Area per the King

George County Comprehensive Plan (2019). Comprehensive Plan Amendment is proposed to include this property into the Route 3 West Settlement Area.

- E. **Case Number 22-07-Z07:** Request by Birchwood Power Partners, L.P. on behalf of the current owner Joan Earline Haney to rezone with proffers Tax Map 21 Parcel 44 (located along Kings Hwy and Birchwood Creek Road) from Rural Agricultural District (A-2) to Industrial District (I). Total lot area of approximately 42 acres to be rezoned. The property is currently zoned A-2 with minimum lot size of two (2) acres. The minimum lot acreage required for a parcel to be eligible for I shall be ten (10) acres with a minimum site area of 80,000 square feet contained within the minimum lot acreage. The Property is located in the Route 3 West Settlement Area per the King George County Comprehensive Plan (2019).
- F. **Case Number 22-07-Z08:** Request by Birchwood Power Partners, L.P. on behalf of the current owner William W. Reed to rezone with proffers Tax Map 21 Parcel 47 (part), 48 and 48D (located along Kings Hwy and Birchwood Creek Road) from Limited Agriculture (A-1) to Industrial District (I). Total lot area of 104.169 acres to be rezoned. The property is currently zoned A-1 with minimum lot size of ten (10) acres. The minimum lot acreage required for a parcel to be eligible for I shall be ten (10) acres with a minimum site area of 80,000 square feet contained within the minimum lot acreage. The Property is located in the Route 3 West Settlement Area per the King George County Comprehensive Plan (2019).
- G. **Case Number 22-07-Z09:** Request by Birchwood Power Partners, L.P. on behalf of the current owner Morie Company LP to rezone with proffers Tax Map 21 Parcel 43 (located along Kings Hwy at 12134 Dissington Lane) from Limited Agriculture District (A-1) to Industrial District (I). Total lot area of 264.3 acres to be rezoned. The property is currently zoned A-1 with minimum lot size of ten (10) acres. The minimum lot acreage required for a parcel to be eligible for I shall be ten (10) acres with a minimum site area of 80,000 square feet contained within the minimum lot acreage. The Property is located in the Rappahannock River Rural Development Area per the King George County Comprehensive Plan (2019). Comprehensive Plan Amendment is proposed to include this property into the Route 3 West Settlement Area.

Adjourn to September 6, 2022, at 6:30 pm in the Board Room