Virginia REALTORS® RPAC

# LOCAL GOVERNMENT ADVOCACY WATCH

**NOVEMBER 9–20, 2026**

FAAR
FREDERICKSBURG AREA ASSOCIATION OF REALTORS®

**TRAFFIC-LIGHT KEY**

- Opportunity / Favorable Development
- Watch / Monitor
- Concern/Potential Business Impact

**Meeting records and local reporting reviewed through November 20, 2026.**
Check official records for final votes, permit conditions and hearing dates.

## STAFFORD COUNTY

**Denial recommended**

### Kings Corridor data centers
Planning commissioners voted 4–3 on each application to recommend denial Nov. 18, according to local reporting.

### Zoning and tax incentives
Nov. 17 work session covered by-right data center zoning and technology-zone incentives. Outcome unverified.

### For REALTORS®
Check site and utility maps for properties along Kings Highway.

**Next step**
Board of Supervisors consideration. Hearing date unverified.

## SPOTSYLVANIA COUNTY

**Permit approval reported**

### Crossroads data center
Local reports say supervisors voted 4–3 Nov. 17 to approve the 555-acre data center permit (SUP26-0003).

### Harrison Road widening
All four lanes and the center turn lane are open between Old Plank and Gordon roads.

### For REALTORS®
Check final permit conditions, site plans, buffers and access.

**Next step**
Site-plan and construction approvals are still required.

## CITY OF FREDERICKSBURG

**Mayfield plan approved**

### Dixon Street / Mayfield
Local reporting says City Council approved the updated Area 8 plan Nov. 10.

### Creative Maker District
A separate rezoning covers about 33 acres and 44 parcels. Final rezoning vote unverified.

### For REALTORS®
Check the official zoning map before advising on permitted uses.

**Planning Commission**
The city canceled its Nov. 18 meeting.

## CAROLINE COUNTY

**Rezoning and road access**

### M.C. Dean campus
A Nov. 19 hearing was set for a roughly 600-acre industrial rezoning near Route 207 (RZ-07-2026). Outcome unverified.

### Matta River bridge
VDOT proposes replacing the Edgehill Academy Road bridge. Construction would require a 12-mile detour for about a year.

**Comment deadline**
Submit bridge feedback to VDOT by Nov. 27.

## KING GEORGE COUNTY

**Land use and tax relief**

### Gibson Solar
A secondary meeting summary reports a 4–3 recommendation for denial Nov. 10. Final decision rests with supervisors.

### Berry rezoning
Nov. 17 agenda listed a hearing on changing about 26 acres from A-1 to A-2 (Z-2026-00045).

### Property tax relief
The agenda also listed a briefing on exemptions for older or disabled owners.

**Next step**
Check the Board record for Nov. 17 outcomes.

## ORANGE COUNTY

**Four proposals to watch**

### Agricultural land divisions
ZTA 26-02 would limit by-right parcel splits in agricultural zoning.

### Germanna Heights
60 age-restricted apartments proposed in Locust Grove.

### Joshua Falls–Yeat line
Draft letter asks PJM to revisit the project scope and risks to landowners.

### Locust Grove office
Applicant seeks reduced parking setbacks near 4062 Germanna Hwy.

**Nov. 18 packet**
Dates and votes unverified. Packet pp. 22–23, 60–63.

## TOWN OF COLONIAL BEACH

**Outcomes unverified**

### Planning Commission
The town calendar listed a Nov. 12 meeting.

### Town Council
The calendar listed a Nov. 18 meeting. Available records did not establish a material real estate action.

### Board of Zoning Appeals
The Nov. 17 meeting was canceled.

**Next step**
Check town agendas and minutes for updates.

## LOCALITY SOURCES

- Stafford County — staffordcountyva.gov
- Spotsylvania County — spotsylvania.va.us
- City of Fredericksburg — fredericksburgva.gov
- Caroline County — co.caroline.va.us
- King George County — kinggeorgecountyva.gov
- Orange County — orangecountyva.gov
- Town of Colonial Beach — colonialbeachva.gov

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**QUESTIONS OR COMMENTS?**
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