



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING OCTOBER 7, 2025**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 7th day of October 2025, beginning at 6:30 p.m. in the King William County Board Room of the Administration Building and livestreamed via Zoom.

Agenda Item 1. Call to Order

Chairman Kellum called the meeting to order at approximately 6:30 p.m.

Agenda Item 2. Electronic Participation Approval

Not needed.

Agenda Item 3. Roll Call

Darrell Kellum	Present
Greg Henrich	Present
Otto Williams	Present
Ben Edwards	Absent
Mark Townsend	Present

Also in Attendance:

Clarence Monday, Interim County Administrator
Joyce Wolfe, Planner I, CZA
Ashley Gault, Planning Secretary

Agenda Item 4. Moment of Silence

Chairman Kellum called for a moment of silence.

Agenda Item 5. Pledge of Allegiance

Chairman Kellum led the pledge of allegiance.

Agenda Item 6. Review And Adoption of Meeting Agenda

Chairman Kellum asked if the October 7, 2025, Planning Commission Regular Meeting Agenda had been overlooked for approval.

Commissioner Townsend motioned for approval to adopt the October 7, 2025, Planning Commission Regular Meeting Agenda, seconded by Commissioner Williams.

All were in favor; none opposed.

October 7, 2025, Planning Commission Regular Meeting Agenda was adopted.

**Approved Minutes of the King William County Planning Commission
Regular Meeting of October 7, 2025**

Agenda Item 7 Approval of Minutes

7a. July 1, 2025, Regular Meeting Minutes

7b. August 5, 2025 Regular Meeting Minutes

7c. September 2, 2025, Regular Meeting Minutes

Vice Chairman Henrich motioned to approve the adoption of the Planning Commission Regular Meeting Minutes from July 1, August 5, and September 2, 2025, as proposed. Supervisor Edwards properly seconded the motion. A roll call vote was ordered, and the members were polled.

All were in favor.

The Planning Commission Regular Meeting Minutes from July 1, August 5 and September 2, 2025, were adopted as proposed.

Agenda Item 8. Public Hearing

8a. Consideration of CUP 06-2025 – Redemption House of Prayer

A Public Hearing was advertised appropriately and opened for discussion by Chairman Kellum for the consideration of Conditional Use Permit 06-2025 – Redemption House of Prayer.

Zoning Administrator, Joyce Wolfe presented a PowerPoint presentation outlining the case and site information regarding the request to conduct religious services in the I (Industrial) district, located in the central region of the County at 102 Sharon Road, identified as TM# 26-65. Mrs. Wolfe reiterated that because unpermitted work had been done on the building, the Building Official and the Health Department have requested the owner file for an electrical permit and acquire a professional engineered wastewater characterization system evaluation and description be provided.

The Commissioners and staff discussed occupancy projections of the religious assembly, advertising timelines, efforts made to notify adjacent property owners, the best course of action moving forward and how long to defer the Public Hearing. Vice Chairman Henrich suggested extending the deferral to allow the owner and applicant time to comply with any further requirements once the building is brought to conformance and the required permits have been filed. Chairman Kellum agreed, and Mr. Monday suggested deferring the matter until the applicant is ready to proceed.

Vice Chairman Henrich motioned to defer the public hearing and consideration of Conditional Use Permit 06-2025 – Redemption House of Prayer until staff and the applicant are ready to proceed. Commissioner Townsend seconded the motion. Chair Kellum ordered a roll call vote, and the members were polled:

Mr. Henrich	AYE
Mr. Williams	AYE
Mr. Edwards	AYE
Mr. Townsend	AYE
Mr. Kellum	AYE

All were in favor. The vote to defer the Public Hearing and consideration of Conditional Use Permit 06-2025 – Redemption House of Prayer until staff and the applicant are ready to proceed, passed unanimously.

8b. Consideration of Rezoning Case Z-02-2025 – 4G Farms

A Public Hearing was advertised appropriately and opened for discussion by Vice Chairman Henrich for the consideration of the Rezoning Case Z-02-2025 – 4G Farms.

Chairman Kellum recused himself from the discussion of and voting for the rezoning case Z-02-2025 as not to conflict interests.

Zoning Administrator, Joyce Wolfe presented a PowerPoint presentation outlining the case and site information regarding rezoning case Z-02-2025, 4G Farms. Using aerial GIS photos, Future Land Use and COMP Plan maps, Mrs. Wolfe reviewed the applicants request to rezone 7.97 acres off Commins Road in the Aylett area, identified as TM# 22-6, from A-C (Agricultural Conservation) to R-1 (Suburban Residential) district.

The Commissioners and staff discussed the current zoning of the parcel, proposed zoning, the reason for the request, advertising timeline and efforts made to notify adjacent property owners. Mrs. Wolfe also noted the parcel of land in proximity owned by the County, medium density residential requirements and potential lot size conformance.

Applicant and owner of 4G Farms, Mr. Darrell Kellum of the 3rd district took the podium and reiterated the case and site information. Mr. Kellum shared the history of the property, current zoning and reason he is requesting bigger lots with one shared entrance off Commins Road, noting that if rezoned, the surrounding parcels will no longer be landlocked due to the division creating a 50-foot ingress/egress. Mr. Kellum also suggested that moving forward, the Planning Commission should require potential developers to build an infrastructure that will be beneficial to all surrounding landowners and mitigate landlocked parcels.

Commissioner Townsend questioned adjacent property uses and Vice Chairman Henrich opened the hearing for public comment.

With no public comments or speakers, Vice Chairman Henrich closed the Public Hearing for the consideration of rezoning case Z-02-2025 – 4G Farms at approximately 6:59pm.

Further subdivisional prohibitions, conceptual plans and proffers were discussed by the Commissioners and staff. Supervisor Edwards made a motion to recommend approval of rezoning Z-02-2025 – 4G Farms to the Board of Supervisors. Commissioner Williams properly seconded, and Vice Chairman Henrich ordered a roll call vote. The members were polled:

Mr. Williams	AYE
Mr. Edwards	AYE
Mr. Townsend	AYE
Mr. Henrich	AYE

All were in favor. The motion to recommend approval of rezoning case Z-02-2025 – 4G Farms to the Board of Supervisors, passed by majority.

Agenda Item 9. Citizens Comment Period

None.

Agenda Item 10. Unfinished Business

No Unfinished Business was on the agenda.

Commissioner Townsend requested updates on Kirby Farms conceptual plans. Chair Kellum restated the purpose of the Planning Commission and explained proper site plan approvals and procedures.

Chairman Kellum stressed the importance of having an independent consultant analyze the Zoning and Subdivision Ordinance, and in efforts to eliminate ambiguity, suggested each Commissioner confer with their district to decide which ordinances are the most pressing items for revision. Mr. Monday, interim Count Administrator, advised the Commissioners and staff to revisit prevalent sections of the ordinance to ensure it accurately represents the objectives of the Planning Commission and the goals the Board of Supervisors has for the County on an annual or biennial schedule. Vice Chairman Henrich recommended the Commission and Board should also create a method of procedure and best practices to allow simplicity when considering future revisions.

Agenda Item 11. New Business

No New Business was on the agenda.

Vice Chairman Henrich considered several options to use County owned land to generate revenue and how hypothetical scenarios can alleviate taxes. Chairman Kellum requested Robert Hardwick share on behalf of the EDA, the current recreational development plans.

Robert Hardwick, President of the Economic Development Authority, explained the potential to develop 80 acres of the 176 acres of land owned by King William County for Parks and Recreational purposes. Mr. Hardwick also shared the EDA is forming a subcommittee to work on the 10 acres already approved for soccer fields and suggested ideas for continued improvement.

Agenda Item 12. Staff and/or Special Committee Reports

Planning Assistant, Ashley Gault brought a date discrepancy of the approved 2025 Planning Commission Regular Meeting Schedule to the Commissioners attention. The incorrect meeting date for December was approved as December 3, 2025.

Vice Chairman Henrich motioned to approve the date amendment from December 3 to December 2, 2025, for the Planning Commission Regular Meeting Schedule, properly seconded by Commissioner Williams. Chairman Kellum ordered a roll call vote, and the members were polled:

Mr. Henrich	AYE
Mr. Williams	AYE
Mr. Edwards	AYE
Mr. Townsend	AYE
Mr. Kellum	AYE

The 2025 Planning Commission Regular Meeting Schedule was amended accordingly.

Agenda Item 13. Commissioners Request/Comments

Supervisor Edwards appreciated Mr. Hardwick for attending the meeting, thanked the public and staff and commended the Commission for all the accomplishments so far this year.

Commissioner Williams thanked the public for coming to the meeting, the staff for their hard work and hopes to see continuous improvements.

Commissioner Townsend agreed on the great progress and thanked everyone for their time.

Vice Chairman Henrich noted his desires for the County to grow recreationally, thanked the staff for inviting him to the conference in VA Beach and how he learned to maximize the ability to use county land

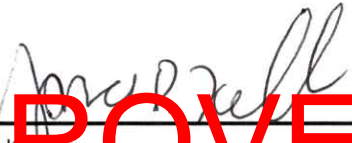
to help generate revenue. Mr. Henrich thanked his fellow Commissioners, staff and Mr. Monday for their attendance at the meeting.

Chairman Kellum echoed his Vice Chairman. Mr. Kellum thanked the staff and Mr. Hardwick for his personal time.

Agenda Item 14. Adjourn or Recess

Commissioner Williams motioned to adjourn the October 7, 2025, Planning Commission Regular Meeting. Supervisor Edwards seconded the motion. All were in favor with none opposed.

The meeting adjourned at approximately 8:16pm.

X 

Darrell Kellum
Chairman

X 

Ashlee Gault
Planning Secretary

APPROVED AND SIGNED