



King William County
Est. 1702

**MINUTES
KING WILLIAM COUNTY
BOARD OF ZONING APPEALS
MEETING OF SEPTEMBER 2025**

A regular meeting of the King William County, Virginia Board of Zoning Appeals was held on the 24th day of September 2025, beginning at 6:30 p.m. The meeting was called to order with the following members:

Agenda Item 1. CALL TO ORDER

Chair Rhoads called the meeting to order at approximately 6:30 p.m.

Agenda Item 2. Electronic Participation

Not Needed.

Agenda Item 3. ROLL CALL

The members were polled:

Walt Bailey	Present
Keith Fogg	Present
Janie Rhoads	Present
Scott Duffer	Present
Amanda Walker	Absent

Also in Attendance:

Ashley Gault, Planning Secretary
Joyce Wolfe, Planner I, CZA

Agenda Item 4. REVIEW AND ADOPTION OF MEETING AGENDA

Chair Rhoads requested a motion to approve the meeting agenda. Vice Chairman, Keith Fogg made a motion, seconded by Madam Chair Rhoads, to adopt the meeting agenda.

The vote was unanimous on this motion.

Agenda Item 5. Approval of March 19, 2025, BZA Meeting Minutes

Mr. Duffer made a motion, seconded by Vice Chairman Fogg to approve the March 19, 2025, BZA meeting minutes.

The vote was unanimous on this motion.

Agenda Item 6. Public Comment Period

Chairman Rhoads opened the Public Comment Period. With no speakers, the Public Comment Period was closed at approximately 6:35pm

Agenda Item 7. Public Hearings

7a. V-01-2025, The Cornerstone Community Development Center

Joyce Wolfe presented the Variance request for the Cornerstone Community Development Center to reduce setbacks in the B1 (Local Business) district to construct a new building located at 11253 West River Road, Aylett, identified as TM#22-62.

Vice chairman Fogg motioned to defer the vote to the next regularly scheduled Board of Zoning Appeals meeting, Mr. Walt Bailery seconded the motion.

The vote was unanimous on this motion.

7b. V-02-2025, Hampton Roads Sanitation Districts – Central Garage Pump Station

Joyce Wolfe presented the Variance request to reduce setbacks in the R-1 (Suburban Residential) district to allow for the required rehabilitation improvements to the existing pump station located at 123 Central Crossing Terrace, identified as TM# 28-8-PS.

Applicant and HRSD representative, Donald Jennings, reiterated Mrs. Wolfe's presentation and answered questions from the Board.

Mr. Duffer motioned for approval, properly seconded by Vice Chair Fogg.

The vote was unanimous on this motion.

Agenda Item 8. Unfinished Business

None

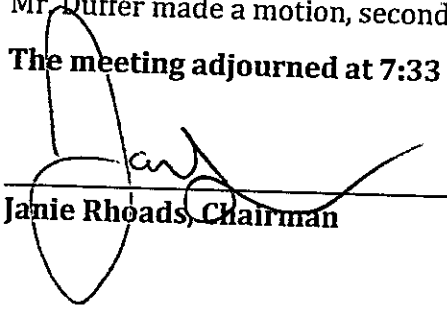
Agenda Item 9. New Business- ADU Amendment Briefing, Joyce Wolfe

Joyce Wolfe briefed the Board on the proposed amendments to the Accessory Dwelling Unit to go before the Board of Supervisors for approval regarding the size of accessory dwellings and the need for a Variance instead of a Conditional Use Permit.

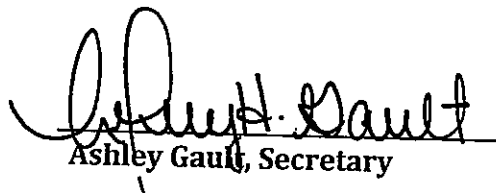
Agenda Item 10. ADJOURNMENT

Mr. Duffer made a motion, seconded by Vice Chairman Fogg, to adjourn the meeting.

The meeting adjourned at 7:33 p.m.



Janie Rhoads, Chairman



Ashley Gault, Secretary