



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING JANUARY 6, 2026**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 6th day of January 2026, 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	Present
Mark Townsend	Present

Also in Attendance:

Joyce Wolfe, Planner I, CZA

Ashley Gault, Planning Secretary, CZA

Clarence Monday, County Administrator – via Zoom

Benny Zhang, County Attorney – via Zoom

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 January 6, 2026, Planning Commission Regular Meeting Agenda had been overlooked for approval.

The Vice Chair motioned for approval to adopt January 6, 2026, Planning Commission Regular Meeting Agenda with the omission of Agenda Item 12a. Designating an Overlay for the Cluster Subdivision Ordinance, properly seconded by Supervisor Edwards.

**Approved Minutes of King William County Planning Commission
Regular Meeting, January 6, 2026**

All were in favor; none opposed.

January 6, 2026, Planning Commission Regular Meeting Agenda was adopted with the omission of Agenda Item 12a Designating an Overlay for the Cluster Subdivision Ordinance.

Agenda Item 7 Approval of Minutes

7a. December 2, 2025, Planning Commission Regular Meeting Minutes

Chairman Kellum asked if the December 2, 2025 Planning Commission Regular Meeting Minutes had been overlooked for approval. Commissioner Townsend made an attendance correction.

Supervisor Edwards motioned to approve the adoption of December 2, 2025, Planning Commission Regular Meeting Minutes pending his attendance correction. Commissioner Williams properly seconded the motion. A roll call vote was ordered, and the members were polled.

All were in favor.

December 2, 2025 Planning Commission Regular Meeting Minutes were adopted pending Supervisor Edwards attendance correction.

Agenda Item 8. Organization of the Planning Commission for the 2026 Calendar Year

8a. Election of Planning Commission Chair

Supervisor Edwards motioned to reelect Darrell Kellum as Planning Commission Chairman. Commissioner Townsend seconded the motion.

Chair Kellum called for a roll call vote and the members were polled.

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

All were in favor. Darrell Kellum was reelected Chairman of the 2026 Planning Commission.

8b. Election of Planning Commission Vice Chair

Commissioner Townsend motioned to reelect Mike Henrich as Planning Commission Vice Chairman. Commissioner Williams seconded the motion.

Chair Kellum called for a roll call vote and the members were polled.

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

All were in favor. Mike Henrich was reelected Vice Chairman of the 2026 Planning Commission.

8c. Election or Appointment of Planning Commission Secretary

Supervisor Edwards motioned to reappoint Ashley Gault as Planning Secretary, seconded by Commissioner Williams.

**Approved Minutes of King William County Planning Commission
Regular Meeting, January 6, 2026**

Chair Kellum called for 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. Ashley Gault was reappointed Secretary of the 2026 Planning Commission.

8d. Adoption of Commission By-Laws and Rules of Procedure for the 2026 Calendar Year

The Commission discussed editing the Planning Commission By-Laws for clerical and grammatical corrections. Commissioner Williams motioned to table the adoption of the 2026 By-Laws and Rules of Procedure, properly seconded by Supervisor Edwards. Chair Kellum ordered a roll call vote and the members were polled:

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

The motion to table the adoption of the 2026 By-Laws and Rules of Procedure passed unanimously.

Agenda Item 9. Public Hearing

9a. Consideration of Amendments to the Subdivision Ordinance

A Public Hearing was advertised appropriately and opened for discussion by Chairman Kellum for the consideration of Amendments to the Subdivision Ordinance

9a.i. Article XVIII, Sec. 86-456 – Cluster Subdivisions

Zoning Administrator, Joyce Wolfe presented a PowerPoint presentation outlining the updates and edits to the Cluster Subdivision Ordinance amendments. Commissioner Townsend motioned to forward the Cluster Subdivision Ordinance revisions to the Board of Supervisors for approval, Commissioner Henrich seconded the motion.

Chair Kellum called for any discussion and a roll call vote. The members were polled.

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

All were in favor. The motion to forward the Cluster Subdivision Ordinance amendments to the Board of Supervisors for approval, passed.

9a. ii. Article XVIII, Sec. 86-460 – Major Subdivisions

Zoning Administrator, Joyce Wolfe presented a PowerPoint presentation outlining the updates and edits to the Major Subdivision Ordinance amendments. Commissioner Henrich motioned to forward the Major

Subdivision Ordinance revisions to the Board of Supervisors for approval, Commissioner Townsend properly seconded the motion.

Chair Kellum called for discussion and a roll call vote. The members were polled.

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

All were in favor. The motion to forward the Major Subdivision Ordinance amendment revisions to the Board of Supervisors for approval, passed.

9b. Consideration of Amendments to the Zoning Ordinance

A Public Hearing was advertised appropriately and opened for discussion by Chairman Kellum for the consideration of Amendments to the Zoning Ordinance.

Steven Hoy – 2nd district, spoke during the Public Hearing.

Charles Snead – 2nd district, spoke during the Public Hearing.

9b.i. Article VIII, Sec. 86-154 – Accessory Dwelling Units

Zoning Administrator, Joyce Wolfe presented a PowerPoint presentation outlining the updates and edits to the Accessory Dwelling Unit Ordinance amendments. Commissioner Henrich motioned to forward the Accessory Dwelling Unit Ordinance amendment revisions to the Board of Supervisors for approval, Supervisor Edwards seconded the motion.

Chair Kellum called for discussion and a roll call vote. The members were polled.

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

All were in favor of forwarding the Accessory Dwelling Ordinance amendments to the Board of Supervisors for approval.

9b. ii. Article VIII, Sec. 86-248 – Accessory Buildings

Zoning Administrator, Joyce Wolfe presented a PowerPoint presentation outlining the Accessory Building Ordinance amendments. Commissioner Henrich motioned to recommend approval of the Accessory Building Ordinance amendment revisions to the Board of Supervisors pending the addition of “attached garage” to the definition of garage. Commissioner Williams seconded the motion.

Chair Kellum Called for discussion and a roll call vote. The members were polled.

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

Mr. Townsend
Mr. Kellum

AYE
AYE

All were in favor. The motion to recommend approval of the Accessory Building Ordinance revisions to the Board of Supervisors pending the addition of adding "attached garage" to the definition of garage, passed.

Agenda Item 10. Citizens Comment Period

Chairman Kellum opened the Citizens Comment Period.

Steven Hoy – 2nd district, asked for clarification on the guesthouse provisions and applauded Chair Kellums "Q&A" session idea.

With no other Citizens Comments, Chair Kellum closed the Citizens Comment Period at approximately 7:50pm.

Agenda Item 11. Unfinished Business

No new business.

Agenda Item 12. New Business

Chair Kellum announced the staff Agenda Meeting for the February Planning Commission Regular Meeting.

Vice Chairman Henrich proposed considering data centers soon and the next Ordinance Amendment topics for research.

Familiar relationships and guesthouses were briefly discussed.

12a. Designating an Overlay for the Cluster Subdivision Ordinance – AMENDED TO OMIT

Agenda Item 13. Staff and/or Special Committee Reports

Zoning Administrator, Joyce Wolfe presented the Planning Commission and Staff 2025 Annual Report. Commissioner Williams motioned to adopt the Planning Commission and Staff 2025 Annual Report, properly seconded by Supervisor Edwards.

Chair Kellum called for discussion and a roll call vote. The members were polled.

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

AYE
AYE
AYE
AYE
AYE

All were in favor. The Planning Commission and Staff 2025 Annual Report was adopted.

Agenda Item 14. Commission Members Request or Comments

Commissioner Townsend thanked the staff and congratulated Mrs. Wolfe and Ms. Gault's accomplishments over the year. Mr. Townsend thanked the public and wished a Happy New Year.

**Approved Minutes of King William County Planning Commission
Regular Meeting, January 6, 2026**

Vice Chairman Henrich thanked the staff, the public and looks forward to the year ahead.

Supervisor Edwards thanked the public for coming, thanked Mrs. Wolfe and Ms. Gault, and looks forward to the New Year.

Commissioner Williams thanked the public and staff.

Chairman Kellum thanked everyone for attending the meeting, and the staff. Mr. Kellum enjoyed the joint workshop in December and looks forward to further research; he thanked Mr. Monday and Mr. Zhang for all their support.

Agenda Item 15. Adjourn or Recess

Commissioner Williams motioned to adjourn the January 6, 2026 Planning Commission Regular Meeting. Supervisor Edwards seconded the motion.

All were in favor with none opposed.

The meeting adjourned at approximately 8:22pm.

X

Darrell Kellum
Chairman

FOR PUBLIC RELEASE

Ashley Gault
Planning Secretary