



**MINUTES
KING WILLIAM COUNTY
BOARD OF ZONING APPEALS
MEETING OF JANUARY 2026**

A regular meeting of the King William County, Virginia Board of Zoning Appeals was held on the 21st day of January 2026, beginning at 6:30 p.m in the Board Room of the Administration Building.

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
Janie Rhoads	Present
Scott Duffer	Present
Amanda Walker	Present

Also in Attendance:

Ashley Gault, Planning Secretary, CZO
Joyce Wolfe, Planner I, CZA
Benny Zhang, Interment County Attorney, via ZOOM

Agenda Item 4. Review and Adoption of Meeting Agenda

Chair Rhoads requested a motion to approve the meeting agenda. Mr. Scott Duffer made a motion, seconded by Mrs. Amanda Walker, to adopt the meeting agenda.

The vote was unanimous on this motion.

Agenda Item 5. Approval of Minutes

5a. November 19, 2025 Board of Zoning Appeals Regular Meeting Minutes

Mr. Scott Duffer made a motion, seconded by Mrs. Amanda Walker to approve November 19, 2025, Board of Zoning Appeals regular meeting minutes.

The vote was unanimous on this motion.

Agenda Item 6. Organization of the Board of Zoning Appeals for Calendar Year 2026

6a. Election of Board Chair

Mrs. Amanda Walker motioned to elect Mr. Walt Bailey as Chairman of the Board of Zoning Appeals for the 2026 calendar year. Mr. Scott Duffer seconded the motion.

The vote was unanimous on this motion.

6b. Election of Board Vice Chair

Mrs. Amanda Walker motioned to elect Mrs. Janie Rhoads as Vice Chair of the Board of Zoning Appeals for the 2026 calendar year. Mr. Scott Duffer seconded the motion.

The vote was unanimous on this motion.

6c. Election or Appointment of Board Secretary

Vice Chair Rhoads motioned to elect Ms. Ashley Gault as the Secretary to the Board of Zoning Appeals for the 2026 calendar year. Mr. Scott Duffer seconded the motion.

The vote was unanimous on this motion.

6d. Adoption of the Rules and Procedure By-Laws for 2026 Board of Zoning Appeals

Vice Chair Rhoads motioned to approve the Rules and Procedure By-Laws for 2026 Board of Zoning Appeals. Mr. Scott Duffer seconded the motion.

The vote was unanimous on this motion.

6e. Approval of 2026 Board of Zoning Appeals Regular Meeting Dates

Mrs. Amanda Walker motioned to approve 2026 Board of Zoning Appeals regular meeting dates. Vice Chair Rhoads seconded the motion.

The vote was unanimous on this motion.

Agenda Item 7. Citizens Comment Period

Chair Bailey opened the citizens comment period.

At approximately 6:37pm, Chair Bailey closed the citizens comment period.

Agenda Item 8. Unfinished Business

No unfinished business was on the meeting Agenda

Agenda Item 9. New Business

9a. Presentation of BZA 101 – Benny Zhang, County Attorney (Interment)

Mr. Benny Zhang, Interment County Attorney for King William County, presented a PowerPoint presentation training session outlining the Powers and Duties of the BZA.

9b. Approval and Adoption of the 2025 Board of Zoning Appeals Annual Report

Vice Chair Rhoads motioned to approve the adoption of the 2025 Board of Zoning Appeals Annual Report. Mrs. Amanda Walker seconded the motion.

The vote was unanimous on this motion.

Agenda Item 10. ADJOURNMENT

Vice Chair Rhoads motioned to adjourn the 2026 Board of Zoning Appeals Annual Meeting. Seconded Mrs. Amanda Walker.

The vote was unanimous on this motion.

The meeting adjourned at approximately 7:34pm.

APPROVED

Walt Bailey, Chairman

APPROVED

Ashley Gault, Secretary