



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING MAY 5, 2026**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 5TH day of May 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	Absent
Mark Townsend	Present

Also in Attendance:

Joyce Wolfe, Planner I, CZA

Ashley Gault, Planning Secretary, CZO

Corey Sedlar, Roger Chanault Inc. – applicant representative

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

Review and adoption of May 5, 2026, Planning Commission Regular Meeting Agenda:

Mrs. Wolfe recommended moving Agenda Item 8d. to Agenda Item 11b. New Business as a request for direction.

All were in favor; none opposed.

May 5, 2026, Planning Commission Regular Meeting Agenda was adopted.

**APPROVED Minutes of King William County Planning Commission
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Agenda Item 7. Approval of Minutes

7a. May 5, 2026, Planning Commission Regular Meeting Minutes

Chairman Kellum asked if everyone had an opportunity to review the April 7, 2026, Planning Commission Regular Meeting Minutes.

Commissioner Williams motioned to approve the adoption of the April 7, 2026 Planning Commission Regular Meeting Minutes. Commissioner Townsend properly seconded the motion.

All were in favor.

April 7, 2026, Planning Commission Regular Meeting Minutes were adopted.

Agenda Item 8. Public Hearing

The following Public Hearings were advertised appropriately in accordance with Code of VA §15.2-2204

8a. Consideration of Conditional Use Permit 02-2026 – Irondale Townhouses

Planner I, Joyce Wolfe presented a PowerPoint presentation reviewing the site and case information regarding Irondale VA, LLC's request for a Conditional Use Permit to develop 45, one and two-story townhouse units in the R-1 (Suburban Residential) zoning district, located on King William Road adjacent to McCauley Park Carriage Homes and Central Crossing, Section 1. The 8.93-acre parcel is identified as TM# 21-50B. Mrs. Wolfe provided surrounding area zoning with Zoning and Future Land Use Maps, the requirement of a CUP for townhouse dwellings in the R-1 zoning district per Sec.86-140 Use Matrix and noted the property is currently wooded, undeveloped and has no deed restrictions against the proposed use. The application meets safe, quality housing goals and is compatible with the Comprehensive Plan.

Applicant representative, Corey Sedlar, reiterated Mrs. Wolfe's presentation reviewing the preliminary site plan and proposed conditions for a northbound turning lane on King William Road, preserving the existing trees on all sides of the property emphasizing additional screening with a 25-foot buffer on the southeast property line between Central Crossing if the existing tree line did not suffice. Mr. Sedlar announced agreement with the County's proposed conditions and answered questions from the Commission. (proposed conditions attached.)

The Commissioners, staff and applicant discussed the current request and the prior proposal for similar uses on the same parcel, the site plan recommendation to shift the building closest to Central Crossing to accommodate a 25-foot buffer and the potential need for an on-site meeting to determine if further supplementary vegetation will be necessary. The Commission discussed retaining walls, topography and height issues with the previous proposal for a 3-story apartment complex.

Chair Kellum opened the Public Hearing for Conditional Use Permit 02-2026, Irondale Townhouses:

1. Jessica Budd, Central Crossing resident, 4th district – Mrs. Budd appreciated the design of the new proposal but asked the Commission to consider the compatibility of a high-density development and the impact to surrounding homes in the R-1 zoning district, the volume of people living on the property, the physical footprint and visual bulk of the large buildings to the adjacent existing homes, parking, traffic and noise concerns.
2. Chris Budd, Central Crossing resident, 4th district – Mr. Budd asked the Commission to consider the previous commenters points and the style of the development.
3. Willie Upshaw, 2nd district – Mr. Upshaw shared concerns of more residential homes where potential businesses could develop, impacts on the surrounding schools, police and EMS.

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With no further Public Comments or speakers, Chair Kellum closed the Public Hearing for the Consideration of Conditional Use Permit 02-2026, Irondale Townhouses at approximately 7:00pm.

The Commissioners and staff addressed Public Comment topics relating to negative impacts on County resources, residential strain on water and sewer and the available capacity allocated to residential or business development.

Commissioner Townsend motioned to table Conditional Use Permit 02-2026 Irondale Townhouses for 30 days. Vice Chairman Henrich properly seconded the motion. Chair Kellum ordered a roll call vote and the members were polled:

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

All were in favor. The motion to table the Consideration of Conditional Use Permit 02-2026, Irondale Townhouses, was tabled for 30 days.

Mrs. Wolfe asked for direction to provide the applicant with the deferral and what they could potentially do to prepare. The Commissioners suggested flipping the site plan to accommodate a buffer, requested site elevations and if the applicant would propose a business in the area instead of townhouses.

8b. Consideration of Amendments to the Subdivision Ordinance – Sec. 86-427 and 86-475 to Comply with Code of Virginia Section 15.2-2260

Planner I, Joyce Wolfe presented a PowerPoint presentation necessitating revisions to the King William County Ordinance to effect compliance with the Code of Virginia amendments made in 2025 regarding SB 974 local review of subdivision plats and plans by the designated agent. §15.2-2201 defines designated agent as any agent employed or authorized by a locality and designated by the governing body to review and act on subdivision plats, site plans and plans of development. Mrs. Wolfe reviewed the VA Code sections that were updated with the amendments and proposed amendments to Sec. 86-482. Powers and duties and Sec. 86-475 Major subdivision plat requirements to the King William County Ordinance. (proposed amendments attached.)

Preliminary plats, number of lots, review times and procedures were discussed by the Commissioners and staff. The duties of the designated agent, outside agency reviews and by-right subdivision procedures were assessed.

Chair Kellum opened the Public Hearing for the Consideration of Amendments to the Subdivision Ordinance – Sec. 86-427 and 86-475 to Comply with Code of Virginia Section 15.2-2260.

With no Public Comments or speakers, Chair Kellum closed the Public Hearing at approximately 7:28pm.

Vice Chairman Henrich motioned to table the Consideration of Amendments to the Subdivision Ordinance Section 86-427 and 86-475 to Comply with the Code of Virginia Section 15.2.-2260 until the July Planning Commission regular meeting to receive clarification from the County Attorney regarding the Planning Commissions right to review. Commissioner Williams properly seconded the motion. Chair Kellum called for further discussion and ordered a roll call vote. The members were polled:

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

All were in favor. The Consideration of Amendments to the Subdivision Ordinance – Sec. 86-427 and 86-475 to Comply with the Code of Virginia Section 15.2-2260 was tabled until the July Planning Commission regular meeting.

8c. Consideration of Amendments to the Zoning Ordinance – Sec. 86-136 Business Management Area

Planner I, Joyce Wolfe presented a PowerPoint presentation outlining the request by the Commission to amend the Zoning Ordinance Section 86-136 Business Management Area to address outside storage and screening requirements for businesses in the County. The request for staff was to draft changes to the Business Management Area and Use Matrix to allow outdoor storage of merchandise and to remove screening requirements for such storage, stemming from an inquiry regarding commercial use consisting entirely of outdoor storage of products for sale. Mrs. Wolfe summarized the key to the proposed revisions would be to emphasize the distinction between the terms of outdoor display and outdoor storage and adding the definition for outdoor display, meaning an area outside of an enclosed building used for the display of goods actively offered for sale that is an accessory use to a permitted principal retail use on the same lot. There would be an added requirement for outdoor display that it could not be located in the required BMA landscape and road/pedestrian buffers of 25 feet and 10 feet along Rt. 360 and 30. The screening, loading and storage in the BMA would be required in accordance with the requirements of 86-295 and outdoor storage would be located only in the rear or side yard, and would be screened from view at the parking lot from the public road.

The Commissioners and staff discussed the revisions to allow outdoor storage by-right in the future, the goals for the County to remain business-friendly and the intended revisions to accommodate existing and future establishments.

As a next step, Mrs. Wolfe recommended the Commission review Sec. 86-201, Outdoor Display for potential amendments.

Chair Kellum opened the Public Hearing for Consideration of Amendments to the Zoning Ordinance – Sec 86-136 Business Management Area.

With no Public Comments or speakers, Chair Kellum closed the Public Hearing at approximately 8:05pm.

Vice Chairman Henrich motioned to table the Consideration of Amendments to the Zoning Ordinance – Article 2, Sec. 86-136 and Section 86-140 for 60 days/ until the August Planning Commission meeting. Commissioner Williams seconded the motion. Chairman Kellum called for further discussion and ordered a roll call vote. The members were polled.

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

The motion to table the Consideration of Amendments to the Zoning Ordinance – Sec. 86-136 Business Management Area and Sec. 86-140 Use matrix until August was approved.

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8d. Consideration of Amendments to the Subdivision Ordinance – Sec. 86-140 Use Matrix

Planner I, Joyce Wolfe, presented a PowerPoint presentation outlining the proposed amendments to the Use Matrix, Division 4. Special Purpose Zoning Districts Requirements allowing the Commercial Use for Outdoor display by-right in the B-1 (local business), B-2 (General Business) and I (Industrial) zoning districts.

Vice Chairman Henrich motioned to table the Consideration of Amendments to the Zoning Ordinance – Article 2, Sec. 86-136 and Section 86-140 for 60 days/ until the August Planning Commission meeting. Commissioner Williams seconded the motion. Chairman Kellum called for further discussion and ordered a roll call vote. The members were polled:

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

The motion to recommend labeling the Consideration of Amendments to the Zoning Ordinance – Sec. 86-136 Business Management Area and Sec. 86-140 for 60 days/until the August Planning Commission meeting was approved.

Agenda Item 9. Citizens Comment Period

Lisa Mason, 2nd and 5th Districts, Mrs. Mason expressed concerns about the follow-up on approved projects and Mr. Sneads retaining wall being inadequate.

Chair Kellum closed the Citizens Comment Period at approximately 8:11pm.

Agenda Item 10. Unfinished Business

Chair Kellum read an article from Franklin County about rewriting Zoning Ordinances and the lack of clear analysis provided by the hired consultant group. The use of language templates and insufficient research efforts led the need for many surrounding Counties, including King William to run in tandem. Further explaining the need and reasoning behind the efforts of the recent amendments and updates to the King William County Zoning and Subdivision Ordinances.

10a. Chesapeake Bay Resiliency Amendments – deferred from April 7, 2026, Planning Commission Meeting

Vice Chairman Henrich motioned to table the Chesapeake Bay Resiliency Amendments, deferred from the April 7, 2026, Planning Commission Meeting, until the August 2026 Planning Commission Meeting to allow Mr. Stamey adequate time to review the proposed amendments. Commissioner Williams seconded the motion. Chair Kellum called for further discussion and ordered a roll call vote. The members were polled:

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

All were in favor. The motion to table the Chesapeake Bay Resiliency Amendments until the August, 2026 Planning Commission carried.

Agenda Item 11. New Business

11a. Topics for Discussion at the next Boards and Commission Workshop

11b. Consideration of Amendments to the Subdivision Ordinance – Sec. 86-454, Minor Subdivisions

Planner I, Joyce Wolfe, presented a PowerPoint reviewing the background summary of the Amendments to the Subdivision Ordinance, Sec. 86-454, Minor Subdivisions and requested direction from the Planning Commission regarding proposed road construction standards. For public safety concerns, Mrs. Wolfe recommended adding minimum road standards for all new minor subdivisions and a maintenance agreement for private street subdivisions.

Agenda Item 12. Staff and/or Special Committee Reports

Staff prepared and provided to the Planning Commission monthly (April 2026) Planning and Zoning department statistical reports and the Building department report for the month of April.

Staff informed the Planning Commission of two Variance cases to be heard at the May 20, 2026 Board of Zoning Appeals regular meeting.

1. V-01-2026 – David Berberich, requesting a variance of the requirements of Chapter 86, Article VI, Section 86-110, minimum site area and dimensional regulations for primary zoning districts – frontage requirements
2. V-02-2026 – Nest Holdings Group LLC, the request for a variance of the requirements of Chapter 86, Article VI, Section 86-110, minimum site area and dimensional regulations for primary zoning districts – lot size requirements.

Agenda Item 13. Commission Member Requests and Comments

Commissioner Williams thanked everyone for sticking with us throughout the meeting. Mr. Williams looks forward to the next meeting, bringing these items to the finish line and wished everyone a good month ahead.

Commissioner Townsend thanked the public for their time and the staff for their hard work.

Vice Chairman Henrich thanked the public and staff for their time and effort. Mr. Henrich looks forward to discussions at the next workshop and moving on to different items.

Chair Kellum thanked the staff and everyone for attending. Mr. Kellum asked his fellow Commissioners to reach out to him and Commissioner Henrich with topics for discussion at the next joint workshop.

Agenda Item 14. Adjourn or Recess

Commissioner Williams motioned to adjourn. Commissioner Townsend seconded.
All were in favor with none opposed.

The May 5, 2026 Planning Commission Regular Meeting adjourned at approximately 8:46pm.

X

Darrell Kellum
Chairman

FOR PUBLIC RELEASE

Ashley Gault
Planning Secretary

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CUP-02-2026 – IRONDALE VA, LLC SUMMARY & RECOMMENDATION

Staff recommends APPROVAL of the request for a Conditional Use Permit to build townhouses in the R-1 zoning district on TM# 21-50B subject the following conditions:

1. The development of the property shall be in substantial conformance with the preliminary site plan titled "Irondale Townhouses Preliminary Site Plan", prepared by Silver Core Land Development Consultants, dated 3/16/2026, and these conditions.
2. The buildings shall be constructed in substantial conformance with the elevations and floor plans, prepared by RCI Builders, dated 3/18/2026.
3. Any lighting along drives and within parking areas shall not exceed 15' in height and shall be fully shielded (full cutoff) and directed down.
4. Any lighting installed on the rear of townhouse buildings shall be fully shielded (full cutoff), installed no higher than the top of the first floor and directed down. Only warm color temperature bulbs of ≤ 3000 kelvin shall be used.
5. A photometric plan shall be submitted with the site plan demonstrating that light levels at the property lines do not exceed .5 footcandles.
6. The buffer along the Southern property line adjacent to Central Crossing, Section 1, beginning at the 50' buffer off of King William Road, shall be 25' in width and meet the requirements of Section 86-294 of the Zoning Ordinance. Existing trees to remain may count toward the buffer requirements at the discretion of the Planning Director, and will be evaluated during site/landscape plan review.

SUBDIVISION ORDINANCE AMENDMENTS - SEC. 86-427 & 475

Proposed Amendments:

Sec. 86-427. Powers and duties.

- (a) The ~~designated~~ agent shall have the following duties:
 - (1) To review and approve or disapprove plats and plans for ~~family land divisions, single lot subdivisions, minor subdivisions and cluster subdivisions~~ per Code of Virginia, ~~§ 15.2-225986.1-e~~;
 - (2) To conduct informal conferences with subdividers as provided in this article;
 - (3) To ~~assist the planning commission with evaluation of review and approve or disapprove~~ preliminary plats and plans for major subdivisions in accordance with Code of Virginia §15.2-2260 and to recommend changes to be incorporated in the final plats and plans thereof in order to ensure compliance with the standards and requirements of this article;
 - (4) To review and approve or disapprove final plats and plans for major subdivisions ~~after consideration of recommendations made by the commission during review of preliminary plats and plans~~;
 - (5) To have all final plats required pursuant to this chapter, recorded in the clerk of court's office at the subdivider's cost within ten days of the agent's signature of the final plat;
 - (6) To inspect the installation of facilities and improvements in subdivisions;
 - (7) To take such actions as are necessary, proper and legally permissible to prevent, terminate, remove or correct violations of this article;
 - (8) To recommend to the planning commission and the board of supervisors, as needed, amendments to this article.
- (b) The commission shall have the following duties:
 - (1) ~~To review and approve or disapprove preliminary plats and plans for major subdivisions and to recommend changes to be incorporated in the final plats and plans thereof in order to ensure compliance with the standards and requirements of this article;~~
 - (2) To prepare and recommend amendments to the subdivision ordinance.

SUBDIVISION ORDINANCE AMENDMENTS - SEC. 86-427 & 475

Proposed Amendments (continued):

Sec. 86-475. Major subdivision plat requirements.

(a) Preliminary requirements. Whenever a subdivision consisting of more than ~~four~~ forty lots is proposed to be made, and before any sale or contract for sale or any construction work, including grading, is started, the owner or proprietor of the proposed subdivision or his duly authorized representative shall cause a preliminary plat to be prepared together with improvement plans and other supplementary materials as required herein. The preliminary plat shall comply fully with the health, zoning and other applicable ordinances in effect at the time the plat is submitted for tentative approval.

(e) Transmittal of plat and plans. Upon receipt of the preliminary plat and plans, the agent shall transmit ~~one set to the commission~~, one set to the health department official or appropriate public utility agencies and one set to the resident engineer. The ~~commission~~, agent, health department official, public utility agencies and the VDOT resident engineer shall review and either approve or disapprove the plat and plans in accord with Code of Virginia, § 15.2-2260 and shall ~~notify the agent~~ document in writing of such action. ~~In the case of disapproval, the agent shall notify the subdivider in writing of action taken by the commission, health official and the VDOT resident engineer.~~ If the designated agent does not approve the preliminary subdivision plat, the designated agent shall (i) set forth in writing all deficiencies in the plat that caused the disapproval by referencing to specific duly adopted ordinances, regulations, or policies and (ii) identify modifications or corrections that will permit approval of the plat.

(j) Application; approval or disapproval. Copies of the final plat and other exhibits required for approval showing all or any part of a subdivision planned for immediate development shall be prepared as specified herein and shall be submitted to the agent within one year after tentative approval of the preliminary plat. The agent may extend this time for no more than one additional year to allow completion of construction plans pursuant to section 86-432 of this Code, or to allow completion and certification of improvements pursuant to sections 86-432 of this Code. Extensions beyond one additional year may be granted only by the board of supervisors. ~~The commission or other~~ agent may not delay the official submission by requiring pre-submission conferences, meetings, or reviews.

ORDINANCE AMENDMENTS

ARTICLE II – DEFINITIONS

SEC. 86-136 – BUSINESS MANAGEMENT AREA

SEC. 86-140 – USE MATRIX

Proposed Amendments:

Article II, Definitions:

Outdoor display means an area outside of an enclosed building used for the display of goods actively offered for sale that is an accessory use to a permitted principal retail use on the same lot.

Outdoor storage means the keeping, in other than a building, of any goods, materials, or merchandise for future use or sale on the same parcel for more than 24 consecutive hours.

ORDINANCE AMENDMENTS

SEC. 86-136 – BUSINESS MANAGEMENT AREA, SEC. 86-140 – USE MATRIX & ARTICLE II - DEFINITIONS

Proposed Amendments (continued):

DIVISION 4. SPECIAL PURPOSE ZONING DISTRICTS REQUIREMENTS

Sec. 86-136. Business Management Area

(e) Standards of development. All applications for development or redevelopment in the BMA except those exempted by section 86-136(c) must satisfy the following standards as well as applicable provisions of article XVII of this chapter (site plans).

- (1) Frontage landscaping. Along the property's border on U.S. Highway 360 or State Highway 30, a buffer shall be provided as follows:
 - a. A landscape buffer of at least 25 feet in width shall be landscaped with at least one deciduous tree, at least two inches in caliper measured six inches from the ground when planted, with branching no closer than five feet to the ground, or one evergreen tree, at least six feet in height when planted, for each 50 feet of lineal frontage; as well as at least one shrub, at least 18 inches in spread when planted, for each 30 feet of lineal frontage, planted and maintained at 24 inches in height or lower; and other ground cover reasonably dispersed throughout the buffer.
 - b. Vegetation planted in the buffer shall be of a type and/or positioned so as to not interfere with overhead or underground utility lines when fully grown.
 - c. All landscaping shall be installed in accord with good horticultural practices. The owner of the property shall be responsible for the perpetual maintenance and replacement of all required landscaping materials. All plant materials shall be maintained in a healthy, growing condition and free from refuse and debris at all times.
 - d. Existing trees that are to be preserved may be included to meet all or part of the tree canopy requirements.
 - e. Landscaping shall not obstruct the view of motorists, private driveways, parking isles, or the approach to any street intersection so as to constitute a traffic hazard or a condition dangerous to the public safety. The buffer shall adhere to all sight distance requirements as determined by VDOT.
 - f. An additional buffer of ten feet along the property's frontage shall be preserved for future road or pedestrian improvements.
 - g. Outdoor displays may not be located within the required buffers in a. and f. above.

- (3) Screening, loading, and storage. Screening shall be required in accordance with the requirements of section 86-295. Loading docks shall be provided at the side or rear only. All outdoor storage shall be located only in the rear or side yard and shall be screened from view at the property line from a public road or adjoining A-C, R-R, or R-I.

ORDINANCE AMENDMENTS

SEC. 86-136 – BUSINESS MANAGEMENT AREA, SEC. 86-140 – USE MATRIX & ARTICLE II - DEFINITIONS

Proposed Amendments (continued):

Sec. 86-140. Use matrix.

King William County Use Matrix						
Uses by Category	AC	RR	R-1	B-1	B-2	I
R = by-right use						
C = conditional use						
COMMERCIAL						
Outdoor display				R	R	
Outdoor storage				CR	CR	R