



**KING WILLIAM COUNTY
PLANNING COMMISSION
REGULAR MEETING JULY 7, 2026**

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 7TH day of July 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
Justin Catlett	Present
Mark Townsend	Present

Also in Attendance:

Jason Smith, Senior Director of Community and Economic Development
Ashley Gault, Planning Secretary, CZO

Corey Sedlar, Rogers Chenault 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 July 7, 2026, Planning Commission Regular Meeting Agenda:

Supervisor Catlett motioned to approve the adoption of the July 7, 2026 Planning Commission Regular Meeting Agenda. Vice Chairman Henrich properly seconded the motion.

All were in favor; none opposed.

July 7, 2026, Planning Commission Regular Meeting Agenda was adopted.

**Approved Minutes of King William County Planning Commission
Regular Meeting, July 7, 2026**

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 May 5, 2026, Planning Commission Regular Meeting Minutes.

Vice Chairman, Mr. Henrich motioned to approve the adoption of the May 5, 2026, Planning Commission Regular Meeting Minutes. Commissioner Williams properly seconded the motion.

All were in favor.

May 5, 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 Amendments to the Subdivision Ordinance – Sec. 86-427 and 86-475 to Comply with Code of Virginia Section 15.2-2260

Senior Director of Community and Economic Development, Jason Smith presented a PowerPoint presentation reviewing 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. Mr. Smith also noted Randy Sparks, KWC Esq. verified that by-right subdivisions will only be reviewed and approved through the normal administrative review procedures and that any major subdivision approval will be reported to the Planning Commission. Legislation removed preliminary subdivision review by the Planning Commission to streamline the review time and procedure.

The duties of the designated agent, outside agency reviews and by-right subdivision procedures were assessed. Cluster subdivisions and other subdivision methods were considered, current subdivision agents and Zoning Administrators established.

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 6:46pm.

Vice Chairman Henrich motioned to recommend approval of 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 to the Board of Supervisors, as presented. Supervisor Catlett properly seconded the motion. Chair Kellum called for further discussion and ordered a roll call vote. The members were polled:

Mr. Catlett	AYE
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 recommended for approval to the Board of Supervisors, as presented.

**Approved Minutes of King William County Planning Commission
Regular Meeting, July 7, 2026**

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

Being an adjacent landowner, Chair Kellum recused himself from discussion and voting on the Consideration of Conditional Use Permit 02-2026 – Irondale Townhouses.

Senior Director of Community and Economic Development 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. Mr. Smith provided surrounding area zoning with Zoning and Future Land Use Maps and the requirement of a CUP for townhouse dwellings in the R-1 zoning district per Sec.86-140 Use Matrix. Mr. Smith also explained the difference between the new site plan submittal dated June 8, 2026, and the previous, now showing the adjustment of 5 units opposed to 7 or 8, buffer changes and southern setback increases.

Applicant representative, Corey Sedlar, reiterated Mr. Smith's presentation reviewing the new preliminary site plan compared to the previous submittal 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 addressed the talking points from the May tabled decision, noting the adjustment to 5 units from 7 or 8 units to mitigate an apartment complex look, included a preliminary topography review showing lower elevations and discussed how the surrounding zoning and use categories are concurrent with residential development instead of business properties.

The Commissioners, staff and applicant discussed the current request and the prior proposal. Supervisor Catlett asked specifically about HRSD and sewer connection plans. Commissioner Williams addressed concerns about not adding another driveway to line up with adjacent major intersections.

Vice Chairman, Mr. Henrich 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 reiterated and supported the previous Commenter and asked the Commission to disapprove the request.

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 7:14pm.

The Commissioners discussed the purpose of the Planning Commission to ensure applicants meet the requirements of proper zoning regulations when proposing new developments and recognized that the Board of Supervisors ultimately make the final decisions based on recommendations and public outreach. The Commission and staff agreed the application meets safe, quality housing goals and is compatible with the Comprehensive Plan.

Commissioner Townsend motioned to recommend approval of Conditional Use Permit 02-2026 Irondale Townhouses to the Board of Supervisors with the recommended conditions from staff as presented. Supervisor Catlett properly seconded the motion. Vice Chairman Henrich ordered a roll call vote and the members were polled:

Mr. Henrich	AYE
Mr. Williams	NAYE
Mr. Townsend	AYE
Mr. Catlett	AYE

All were in favor. The motion to recommend approval of Consideration of Conditional Use Permit 02-2026, Irondale Townhouses with conditions as staff presented to the Board of Supervisors passed by majority vote.

Agenda Item 9. Citizens Comment Period

No citizens comments.

Chair Kellum closed the Citizens Comment Period at approximately 7:25pm.

Agenda Item 10. Unfinished Business

No unfinished business was on the Agenda or discussed.

Agenda Item 11. New Business

11a. 2026 Planning Commission Regular Meeting Schedule Amendment – August 2026 Planning Commission Regular Meeting

Chair Kellum shared that due to the Primary Special Election date of August 4, 2026, the Planning Commission would amend the meeting schedule to allow compliance with the federal requirement of the Electoral Board using a public space for elections.

Chair Kellum ordered a majority vote to approve the Planning Commission Regular Meeting Schedule Amendment. All were in favor and the amendment adopted.

The August 4, 2026 Planning Commission Regular Meeting was moved to Wednesday, August 5, 2026.

11b. BMA Site Readiness Initiative – Phase II

Senior Director of Community and Economic Development, Jason Smith presented a New Business PowerPoint slide noting some public interest for rezoning properties to B-2 (General Business.) and discussed beginning round two of the Business Management Area Site Readiness Initiative rollouts in September, 2026.

11c. Text Amendment – Section 86-248 Accessory Buildings and Structures

Senior Director of Community and Economic Development, Jason Smith presented a PowerPoint presentation recommending a Zoning Text Amendment to Section 86-248 Accessory Buildings and Structures. The intent of the text amendment would be to preserve the adopted maximum accessory building size while avoiding unnecessary ordinance amendments or variance request for minor dimensional differences, while promoting consistent and transparent administrative decision thinking and protect adjacent property owners through objective review criteria.

Agenda Item 12. Staff and/or Special Committee Reports

Staff prepared and provided the Planning Commission Planning and Zoning department statistical reports for the months of May through June, 2026. The June 2026 Building report was also presented to the Commission.

Senior Director of Community and Economic Development presented a PowerPoint presentation giving a brief overview of the Joint Board of Supervisor, Planning Commission and Economic Development Authority Workshop in June 2026.

Agenda Item 13. Commission Member Requests and Comments

Commissioner Townsend thanked the public for coming, the staff for presenting and appreciated Mr. Stamey attending the meeting.

Vice Chairman Henrich welcomed Mr. Jason Smith and Supervisor Catlett to the Planning Commission, thanked Ashley for her hard work on the meeting packet.

Commissioner Williams thanked the public for attending, the staff for their hard work, and Supervisor Catlett for joining the Planning Commission.

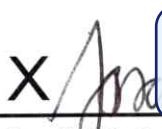
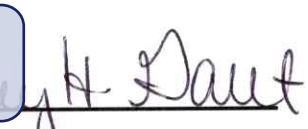
Supervisor Catlett thanked Ms. Gault for the calendar meeting request, the public for coming and discussed the difference between the roles of the Planning Commission and the Board of Supervisors. Supervisor Catlett appreciated the Planning Commission's recommendations based on the zoning ordinance and all the effort that goes into an approval before reaching the Board of Supervisors to vote. Mr. Catlett also suggested the public attend the meetings and thanked the Commissioners for their time and effort.

Chair Kellum thanked Supervisor Catlett for joining the Commission, Ashley for being a rockstar as her efforts do not go unnoticed. Chair Kellum thanked Derek and Jason for their time and shared how they have after hour meetings with area tribes to better the community and welcome new businesses to the County.

Agenda Item 14. Adjourn or Recess

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

The July 7, 2026 Planning Commission Regular Meeting adjourned at approximately 8:19pm.

X  **FOR PUBLIC RELEASE** 
Darrell Kellum
Chairman
Ashley Gault
Planning Secretary