



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

A regular meeting of the Planning Commission of King William County, Virginia, was held on the 5TH day of August 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

Supervisor Catlett motioned to approve electronic participation for Vice Chairman Henrich. Commissioner Williams properly seconded the motion. All were favor, Mr. Henrich was approved for electronic participation of the August 5, 2026 Planning Commission meeting.

Agenda Item 3. Roll Call

Darrell Kellum	Present
Greg Henrich	Electronic
Otto Williams	Present
Justin Catlett	Present
Mark Townsend	Present

Also in Attendance:

Jason Smith, Senior Director of Community and Economic Development

Ashley Gault, Planner I, CZO

Mary Roseblock, Planner I

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 August 5, 2026, Planning Commission Regular Meeting Agenda:

Supervisor Catlett motioned to approve the adoption of the August 5, 2026 Planning Commission Regular Meeting Agenda. Commissioner Townsend properly seconded the motion.

All were in favor; none opposed.

**Approved Minutes of King William County Planning Commission
Regular Meeting, August 5, 2026**

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

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 July 7, 2026, Planning Commission Regular Meeting Minutes.

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

All were in favor.

July 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. Revised Planning and Zoning Fee Schedule

Senior Director of Community and Economic Development, Jason Smith presented a PowerPoint presentation requesting the Planning Commission to review the proposed Building, Planning, Zoning and Land Development Fee Schedule to better align with professional service provided costs while maintaining a business-friendly, customer-focused permitting process.

As part of the County's commitment to continuous improvements, staff completed a comprehensive review of the Fee Schedule to include an evaluation of current review practices, regional benchmarks, administrative processes and the level of service required to support development activity.

The Commissioners and staff discussed what will generate fees and confirmed the request for the change is to the Planning Commission from staff. Mr. Henrich voiced concerned that the suggested changes would conflict with the Chesapeake Bay Resiliency Act Amendments and suggested clarifying the changes by updating the definitions and terms first. Supervisor Catlett agreed noting if change is driven, the definition should come before the fee, and administrative structured flexibility can be necessary on a case-by-case basis.

Chair Kellum opened the Public Hearing for the Revised Planning and Zoning Fee Schedule.

With no Public Comments or speakers, Chair Kellum closed the Public Hearing at approximately 6:51pm.

Vice Chairman Henrich motioned to recommend deferring the vote on the Revised Planning and Zoning Fee Schedule until a definition page can be presented. Commissioner Townsend properly seconded the motion. Chair Kellum asked 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 motion to defer the vote regarding the Revised Planning and Zoning Fee Schedule until a definition page can be presented, passed unanimously.

**Approved Minutes of King William County Planning Commission
Regular Meeting, August 5, 2026**

8b. Amendments to the Zoning Ordinance Section 86-136 – Business Management Area

Senior Director of Community and Economic Development, Jason Smith presented a PowerPoint presentation reviewing the background summary of the Amendments to the Business Management Area regulations and Use Matrix to clarify where accessory outdoor display and storage can be permitted and to establish context sensitive screening standards. Mr. Smith suggested making accessory outdoor storage by right in the B-1, B-2 and Industrial zoning districts, updating outdated verbiage, restructuring proposed changes to modernize Outdoor Display and Outdoor Storage to include retail display and storage area definitions and exclude uses such as junkyards, salvage and scrapyards.

Chair Kellum discussed the old Transportation Corridor Overlay, the current Business Management Area and the inconsistencies of relation to the two in the ordinance. The Commissioners and staff discussed amendments set by the Code of Virginia and whether the change from TCO to BMA was a classification change or an overhaul of requirements. Chair Kellum also mentioned fences and screening requirements along Routes 30 and 360. Commissioner Townsend clarified the location of the proposed sideline screening amendments.

Chair Kellum opened the Public Hearing for Amendments to Zoning Ordinance Section 86-140 Use Matrix to allow outdoor storage by-right in the B-1 and B-2 zoning districts:

With no Public Comments or speakers, Chair Kellum closed the Public Hearing at approximately 7:27pm.

Vice Chairman Henrich clarified the current Public Hearing parameters and suggested a brief overview of multiple sections affected by changes to the BMA standards including section 86-201 operational display. Chair Kellum and Commissioner Williams agreed. The Commissioners deliberated sending edits to the Board of Supervisors once instead of piecemealing amendments that affect the BMA. Supervisor Catlett agreed that a comprehensive review of the entire section is favorable.

Commissioner Henrich motioned to table the Amendments to the Zoning Ordinance Section 86-136 Business Management Area until the October 2026 Planning Commission regular meeting, Supervisor Catlett properly seconded the motion. Chair Kellum asked for further discussion, receiving none, ordered a roll call vote. The members were polled:

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

All were in favor. The motion to table the Amendments to the Zoning Ordinance Section 86-136 Business Management Area until October 2026 Planning Commission Regular Meeting passed.

8c. Amendments to the Zoning Ordinance Section 86-140 – Use Matrix

Senior Director of Community and Economic Development, Jason Smith presented a PowerPoint presentation noting the background summary of the Amendments to the Zoning Ordinance Section 86-140 – Use Matrix. to clarify where accessory outdoor display and storage can be permitted and to establish context sensitive screening standards. Mr. Smith suggested making accessory outdoor storage by right in the B-1, B-2 and Industrial zoning districts, updating outdated verbiage, restructuring proposed changes to modernize Outdoor Display and Outdoor Storage to include retail display and storage area definitions and exclude uses such as junkyards, salvage and scrapyards.

Supervisor Catlett motioned to table the Amendments to the Zoning Ordinance Section 86-140 – Use Matrix until the October 2026 Planning Commission regular meeting, Commissioner Williams seconded the motion. Chair Kellum asked for further discussion, receiving none, ordered a roll call vote and the members were polled:

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

The motion to table the Amendments to the Zoning Ordinance Section 86-140 – Use Matrix to the October 2026 Planning Commission regular meeting passed.

8d. Ordinance Amendment – Chesapeake Bay Act Resiliency Amendments

Senior Director of Community and Economic Development, Jason Smith presented a PowerPoint presentation reviewing the request for the Amendments to the Zoning Ordinance Section 86-137 Chesapeake Bay Preservation Area. The State Water Control Board adopted statutory amendments in 2021 that require localities to address resiliency and adaptation to climate change, sea-level rise, storm surge flooding, preservation of mature trees and the use of trees as a water quality protection measure.

Mr. Smith reviewed the passages that are mandated by statute and include mitigation guidance from DCR, noting the revision to the section on WQIA's to concur with state law and best practices of similar localities. The proposed amendments maximize the preservation of mature trees, minimize land disturbance, add language referring to compliance with DCR's "Riparian Buffers Modification and Mitigation Guidance Manual," and defining the threshold for requiring minor and major WQIA's.

The Commissioners and staff discussed DEQ requirements, modification of VA species, WQIA minor and WQIA majors and the Resource Protection Area. Vice Chairman Henrich suggested defining RPA requirements and bank protection strategies.

Chair Kellum opened the Public Hearing for the Chesapeake Bay Act Resiliency Amendments.

With no Public Comments or speakers, Chair Kellum closed the Public Hearing at approximately 7:53pm.

Vice Chairman, Mr. Henrich motioned to table the Chesapeake Bay Act Resiliency Amendments until the September 2026 Planning Commission regular meeting. Supervisor Catlett properly seconded the motion. Chair Kellum asked for further discussion, with none, ordered a roll call vote. The members were polled:

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

Agenda Item 9. Citizens Comment Period

Lisa Mason, 2nd District – Mrs. Mason attended the recent Board of Supervisors meeting and asked for clarification regarding data centers, Dominion Power and eminent domain.

Carrie Fox, 2nd District – Pamunkey Tribe citizen, Ms. Fox shared concerns for potential groundwater usage, quality and quantity relating to data center usage. Ms. Fox backed her research with several reputable sources including DEQ and the Eastern Groundwater Management Area report.

John Rayford, 4th District – Mr. Rayford recently moved to King William due to it's country charm, solitude and the beauty of country living. Mr. Rayford warns extreme caution regarding the development of data centers due to the low employment rate, watershed, property values and environmental quality.

Chair Kellum closed the Citizens Comment Period at approximately 8:07pm.

Agenda Item 10. Unfinished Business

10a. Discussion of the Business Management Area Site Readiness Initiative – Phase II

Senior Director of Community and Economic Development, Jason Smith briefly discussed the rezoning initiative noting his discussion with the Commissioner of Revenue, several interested parties that have contacted the Planning Department wanting to rezone and presented a brief timeline for application roll out.

Water and sewer options and future projects were discussed by the Commission and staff. Primary area opportunities and speed to market rates were assessed.

Mr. Catlett made a motion to recommend staff take the discussion of the Business Management Area Site Readiness Initiative – Phase II to the Board of Supervisors for further direction. Vice Chairman Henrich seconded the motion. Chair Kellum asked for any further discussion. Hearing none, Chair Kellum ordered a roll call vote and the members were polled:

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

Agenda Item 11. New Business

Senior Director of Community and Economic Development, Jason Smith introduced Ms. Ashley Gault and Mrs. Mary Roseblock as the new Planners joining the Community and Development team.

Chair Kellum announced the Floor Trader grand opening and ribbon cutting ceremony went well.

Agenda Item 12. Staff and/or Special Committee Reports

Staff prepared and provided the Planning Commission Planning and Zoning department statistical reports for the month of July 2026.

July 2026 Building Department report was given to the Commission.

Agenda Item 13. Commission Member Requests and Comments

Commissioner Townsend welcomed the new staff and congratulated Ashley on the promotion, thanked the staff and public for attending and encouraged the citizens to research pressing topics.

Commissioner Williams thanked the public for attending and the staff for their hard work.

Supervisor Catlett welcomed Mrs. Roseblock, congratulated Ms. Gault and announced the grand opening of the King William County Library on Saturday August 8, 2026. Mr. Catlett noted the results of the Groundwater Management Area report that was recently published and clarified that the **Planning Commission does not write or amend ordinances to immediately approve a proposal but to do the research and make the best decision on what the County will allow before the state mandates control. Mr. Catlett suggested moving proactively, not reactively,** and thanked the public for coming.

Chair Kellum reiterated Supervisor Catlett, agreed with the purpose of the Planning Commission and debunked the rumor of a new grocery store at The Orchards development and clarified the meaning of a Planned Use Development. Mr. Kellum thanked the public for attending, noting the familiar and new faces in the crowd, encouraged more people to attend to help find a way to achieve the goals for King William County moving forward and thanked the staff for a great job.

Vice Chairman Henrich also reiterated the Chair and Supervisor using the Accessory Dwelling Unit ordinance amendments as an example of the Planning Commissions efforts to work proactively and by doing so was able to omit the state mandates on ADU's. Mr. Henrich appreciated the hard work of staff and announced he was looking forward to meeting Mrs. Roseblock and Mr. Sparks in person.

Agenda Item 14. Adjourn or Recess

Commissioner Williams motioned to adjourn. Supervisor Catlett seconded the motion.

The August 5, 2026 Planning Commission regular meeting adjourned at approximately 8:33pm.

X

Darrell Kellum
Chairman

FOR PUBLIC RELEASE

Ashley Gault
Planning Secretary