



County of King William, Virginia

Board of Supervisors

ORDINANCE 06-25
REZONING REQUEST Z-01-25
360 BUSINESS MANAGEMENT AREA SITE READINESS INITIATIVE
MULTIPLE APPLICANTS/PARCELS

WHEREAS Applicants/Owners, Kevin and April Kirby, are requesting that a portion of the property, located at the Southwest corner of Richmond Tappahannock Highway and North Carolina Road, identified as Tax Map Number 33-14 (part), and consisting of approximately 3.0 acres, be rezoned from to A-C (Agricultural-Conservation) to B-2 (General Business); and

WHEREAS Applicant/Owner, A.S. Lankford Appraisals/Steve Adams, Inc., is requesting that the property, located adjacent to 351 Sharon Road, identified as Tax Map Number 28-43A, and consisting of approximately .73 acres, be rezoned from to R-1 (Suburban Residential) to B-2 (General Business); and

WHEREAS Applicant/Owner, A.S. Lankford Appraisals/Steve Adams, Inc., is requesting that the property, located at 351 Sharon Road, identified as Tax Map Number 28-44A, and consisting of approximately 1.01 acres, be rezoned from R-1 (Suburban Residential) to B-2 (General Business); and

WHEREAS Applicant/Owner, John P. Boyle, III, is requesting that the property, located at 6625 Richmond Tappahannock Highway, identified as Tax Map Number 22-20A, and consisting of approximately 3.761 acres, be rezoned from A-C (Agricultural-Conservation) to B-2 (General Business); and

WHEREAS Applicant/Owner, Cathi Hurt Alexander, is requesting that the property, located at 5795 Richmond Tappahannock Highway, identified as Tax Map Number 21-65B, and consisting of approximately 1.00 acre, be rezoned from A-C (Agricultural-Conservation) to B-2 (General Business); and

WHEREAS the properties are all located along Route 360, Richmond-Tappahannock Highway within the County's designated Business Management Area; and

WHEREAS the Future Land Use Map shows the properties being used as Commercial; and

WHEREAS the Planning Commission initiated this voluntary request to create site-ready parcels with business zoning that could be marketed by the Economic Development Authority for commercial use to contribute to the County's tax base; and

WHEREAS the Owners have each proffered conditions that at the time of redevelopment of the property, the owner of record shall submit, for the review and approval by the Planning Commission, a

Concept Plan for the redevelopment including the locations footprints, configurations, size, elevations and details off the buildings drives, parking areas, entrances, utilities, stormwater management and any other planned improvements prohibiting certain industrial uses on the property and that the following B-2, General Business, uses would not be allowed: commercial indoor amusement, commercial indoor entertainment, crematory, halfway house and parking facility; and

WHEREAS the King William County Planning Commission held a duly advertised Public Hearing on June 10, 2025 and voted 3-0, with one abstention, to recommend approval of the zoning request to the Board of Supervisors; and

WHEREAS the Board of Supervisors conducted a duly advertised Public Hearing on July 28, 2025 to receive public comment on the matter; and

WHEREAS the Board of Supervisors deems approval of this request to be of economic development importance, in support of the general welfare of the citizens of the County, and good zoning practice,

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of King William County, Virginia that Rezoning Request Z-01-25 is approved.

DONE this the 28th day of July, 2025.

