



KING WILLIAM COUNTY, VA PLANNING COMMISSION & PLANNING STAFF ANNUAL REPORT

2025

PLANNING COMMISION & STAFF

Planning Commission Members

- J. Darrell Kellum – Chair
- Gregory (Mike) Henrich – Vice Chair
- Benjamin J. Edwards – Supervisor, 2nd Dist.
- Otto O. Williams
- Mark Townsend

Planning & Zoning Staff

- Joyce Wolfe, CZA, Planner I
- Jessica Whitehead, Env. & Zoning Compliance Officer
- Ashley Gault, CZO, Planning Secretary



2025 AT-A-GLANCE

12 Regular Planning Commission Meetings

2 Workshops with BOS & EDA

7 Conditional Use Permits

3 Rezoning Amendments

5 Ordinance Amendments

1 Preliminary Plat Review



2025 KEY ACCOMPLISHMENTS & INITIATIVES

Economic Development

- The Route 360 Business Management Area Site Readiness Initiative was a key focus, aiming to promote economic development. Five parcels along the Route 360 corridor were voluntarily rezoned from residential/agricultural to B-2 (General Business), bringing them one step closer to being site-ready for development.
- Staff issued 4 commercial operation permits for new businesses to locate in existing spaces in the County and 47 Home Occupation Permits in 2025 for home-based businesses in the County.

Ordinance Amendments & Code Updates

- The Commission and Staff concentrated on researching and proposing several ordinance amendments to provide clearer regulatory guidance and streamlined administrative procedures.
- Several significant amendments were adopted by the Board of Supervisors, including those for accessory buildings and structures, the cluster subdivision ordinance, and front setback requirements.

2025 KEY ACCOMPLISHMENTS & INITIATIVES

Land Use Review & Permits

- Oversight of land-use applications included the review of 7 conditional use permits and 3 rezoning amendments.
- Staff reviewed and approved numerous site plans for developments like Dunkin', Passion Community Church, the new Queenfield Golf Course clubhouse, WaWa's entrance revision and the Orchards residential sections.
- A significant number of permits were evaluated and issued, including 188 residential and commercial land disturbance permits and 183 zoning permits for new dwellings.
- 19 subdivision plats were reviewed and approved by Staff in 2025, including 8 family subdivisions.

Implementation of SmartGov Permitting Software

- Along with the Building Department, Planning rolled out new permitting software making submission, review, tracking and issuance of permits more efficient and user-friendly for citizens, builders and developers alike.

Staff Development

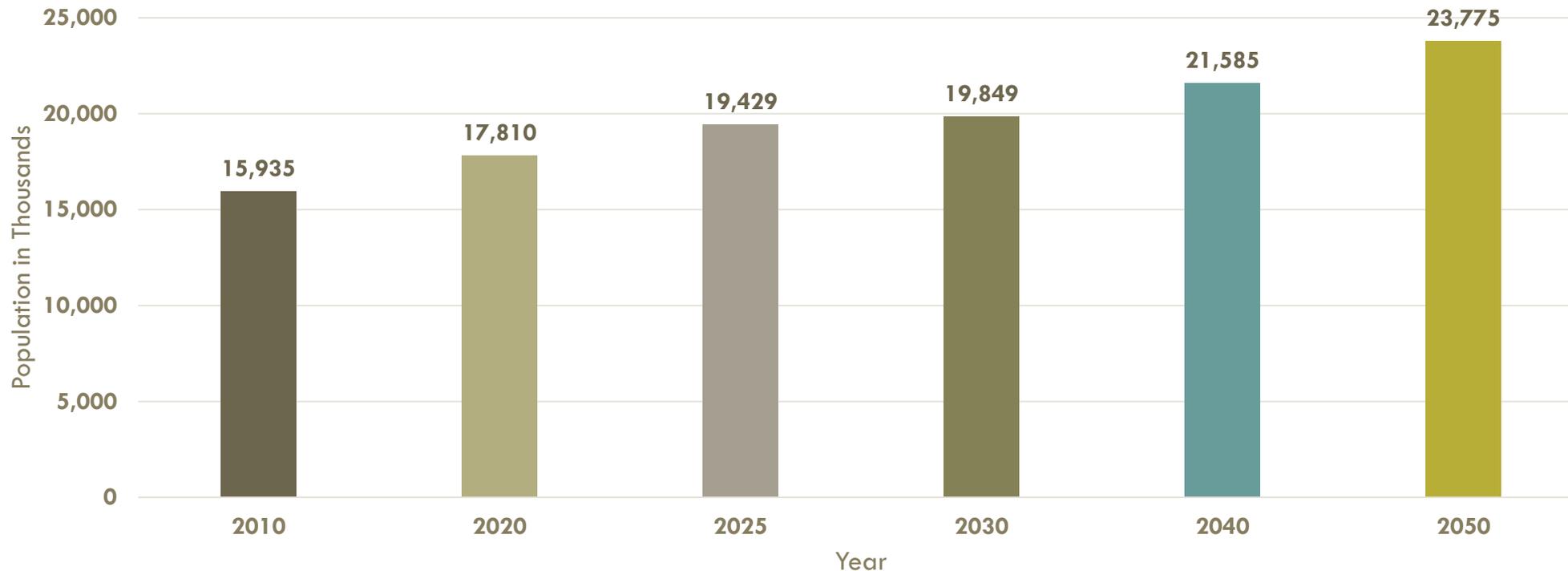
- Staff continued professional development with Planner Joyce Wolfe becoming the County's Erosion & Sediment Control Program Administrator in May and becoming a Certified Zoning Administrator in June.
- Planning Secretary Ashley Gault achieved certification as a Zoning Official in December.

POPULATION GROWTH & TRENDS

Estimated 2025 Population:	19,429
1-Year Growth Rate	1.02%
5-Year Growth Rate (2020-2024)	8%*
Intercensal Growth (2010-2020)	11.8%
Intercensal Growth (2000-2010)	21.2%

* King William outpaced regionally only by New Kent at 18.6%

King William County VA – Population (Historical & Projected)



FACTORS DRIVING POPULATION GROWTH

Demographics:

Median Age: 40.5

Under 18 22.2%

65 and Older 17.6%*

* The fastest growing age segment increasing 59% (2010 to 2022)

□ Housing Demand & the “Rural Boom”

- King William benefitted from the Rural Boom, that began in 2020 during the COVID outbreak with a shift toward rural communities that offer more space while remaining accessible to major employment hubs via highways.

□ House Prices are comparatively lower in King William

- According to Realtor.com, the median sales price in King William was \$380,000, however, limited supply spurs heightened competition among homebuyers which can drive prices higher.
- The sales price median has risen 12.93% year-over-year but is still significantly less than neighboring Hanover County where median home sales price is \$475,000 and New Kent County where the median home sales price is \$435,000.

LEGISLATION APPROVED IN 2025 IMPACTING LAND USE & ZONING

HB1996

- Changed the 2nd public notice published by the Planning Commission or governing body to be at least 5 days before the meeting, instead of 7

HB2128

- Expands the authority of locality to impose civil penalties; includes nonresidential properties as derelict for the purpose of imposing a penalty.

HB2153

- Directs the Dept of Housing & Community Development to develop options for waiving certain requirements that a locality may consider when implementing an ordinance to stimulate affordable housing.

HB2330

- Allows notices to adjacent property owners notifying them of a zoning action that could impact them to be sent by first class mail rather than registered or certified.

HB2533

- Allows a locality to consider tiny homes (less than 400 sq. ft.) or accessory dwellings in the Comprehensive Plan.

HB2660

- Shortens the timeframe for approvals of subdivisions and site plans and creates a work group to review subdivision plat and site plan approvals to develop further recommendations.

LEGISLATION APPROVED IN 2025 IMPACTING LAND USE & ZONING

SB974

- Requires the review of a subdivision plat, site plan and plan of development to be completed by a designated agent.

SB992

- Clarifies what can be a reversible error in the hearing of an administrative decision appeal before the Board of Zoning Appeals.

SB1263

- Allows a locality to provide for the full or partial reimbursement of water & sewer connection and other fees collected in connection with any new residential development.

SB1267

- Sets the amount for repeat violations of a zoning ordinance for multi-family residential Allows a locality to consider tiny homes (less than 400 sq. ft.) or accessory dwellings in the Comprehensive Plan.

SB1422

- Sets fines for the conviction for storage or disposal of nonagricultural excavation material, waste and debris.

PROPOSED LEGISLATION IN 2026 THAT COULD IMPACT LAND USE & ZONING

Housing

- Affordable Housing (SB74)– this bill seeks to authorize all localities to amend zoning ordinances with a focus on affordable housing by
 - Reducing lot sizes
 - Allowing accessory housing units and permitting attached dwellings by right in areas zoned for single family
 - Converting commercial spaces to residential space.
- Statewide Housing Targets (HB2641) – would create a State Housing Approval Board that could overturn land-use decisions failing to meet mandated housing stock targets.
- By-Right Development for Non-Profits – legislation aims to allow faith-based & non-profit organizations to build affordable housing by-right, eliminating the need for rezoning.

Data Centers

- Data Center Regulation – legislation seeks to require localities to designate data centers as industrial uses and ensure they are appropriately distanced from residential uses, mandating setback and height requirements and sound modeling.

Solar

- Solar Canopies (SB26) – authorizes localities to require the installation of solar canopies over surface parking areas for new nonresidential developments with 100 or more spaces.

2026 – *MOVING FORWARD*



AS WE LOOK AHEAD TO 2026, THE KING WILLIAM PLANNING COMMISSION AND PLANNING DEPARTMENT WILL FOCUS ON THE FOLLOWING KEY PRIORITIES:

Advance Phase Two of the Business Management Area Site Readiness Initiative, continuing efforts to Business Management Area on Rt. 360 and Rt. 30 for future economic development.

Continue reviewing and updating the Zoning and Subdivision Ordinances to improve clarity, consistency, and alignment with community goals.

Further develop and document standardized methods and procedures for all application submissions, including statutory requirements and departmental/agency review timelines.

Enhance the SmartGov permit portal, improving usability and providing clear, user-friendly guidance for applicants.

Make improvements to the County's GIS system to update mapping resources and incorporate required layers such as zoning, Chesapeake Bay preservation areas, and floodplains. We will be requesting a position in the FY2027 budget to add a full-time GIS Analyst to our staff.

Review the Comprehensive Plan and Land Use Map to ensure they reflect current needs, trends, and long-range development objectives. The Code of Virginia requires this be reviewed and updated, as needed every 5 years. The last update was adopted in 2022. In 2026 we will begin public outreach and conduct workshops with the Planning Commission and Board as part of our required 5-year review.