PUBLIC HEARING
PLANNING COMMISSION MEETING
OCTOBER 1, 2025
7:00 P.M.

PRESENT

Chair:	Dianna Carneal
Vice Chair:	Maria Pitts
Commission Members:	Myra Dickinson
	David Hammond
	Timothy Bradshaw
Assistant Town Manager	
Zoning Administrator	James Knighton
Secretary:	Patsy K. Scates

VISITORS:

Warren Evans	Caroline "Lynn" Amos
Cherly Evans	Joey Fore
Denise Hammond	Paige Ball
Straton Beamer	Carter Ball

A Public Hearing of the Planning Commission was held on October 1, 2025, at 7:00 p.m. in the Tappahannock Municipal Building. The hearing was advertised in the Rappahannock Times for two consecutive weeks, September 17, 2025, and September 24, 2025, as required by Title 15.2-2204 of the 1950 Code of Virginia, as amended.

The purpose of the public hearing is to consider the following:

An application from Bareford GMC requesting to rezone lots known as tax parcel 32B (20) Parcels 75, 76, 76 A and 76B. The lots are approximately 0.73 acres and are located at the 500 block of Dangerfield St. in the Town of Tappahannock. The applicant is requesting to rezone the property from R-3 Town Residential to CG-2General Commercial.

Said application has been submitted as per Section 22-225 through Section 22-228 of the Tappahannock Zoning Ordinance.

- **CALLED TO ORDER**

Chair Carneal called the meeting to order.

Chair Carneal stated the purpose of the meeting.

Chair Carneal recognized Assistant Town Manager Knighton.

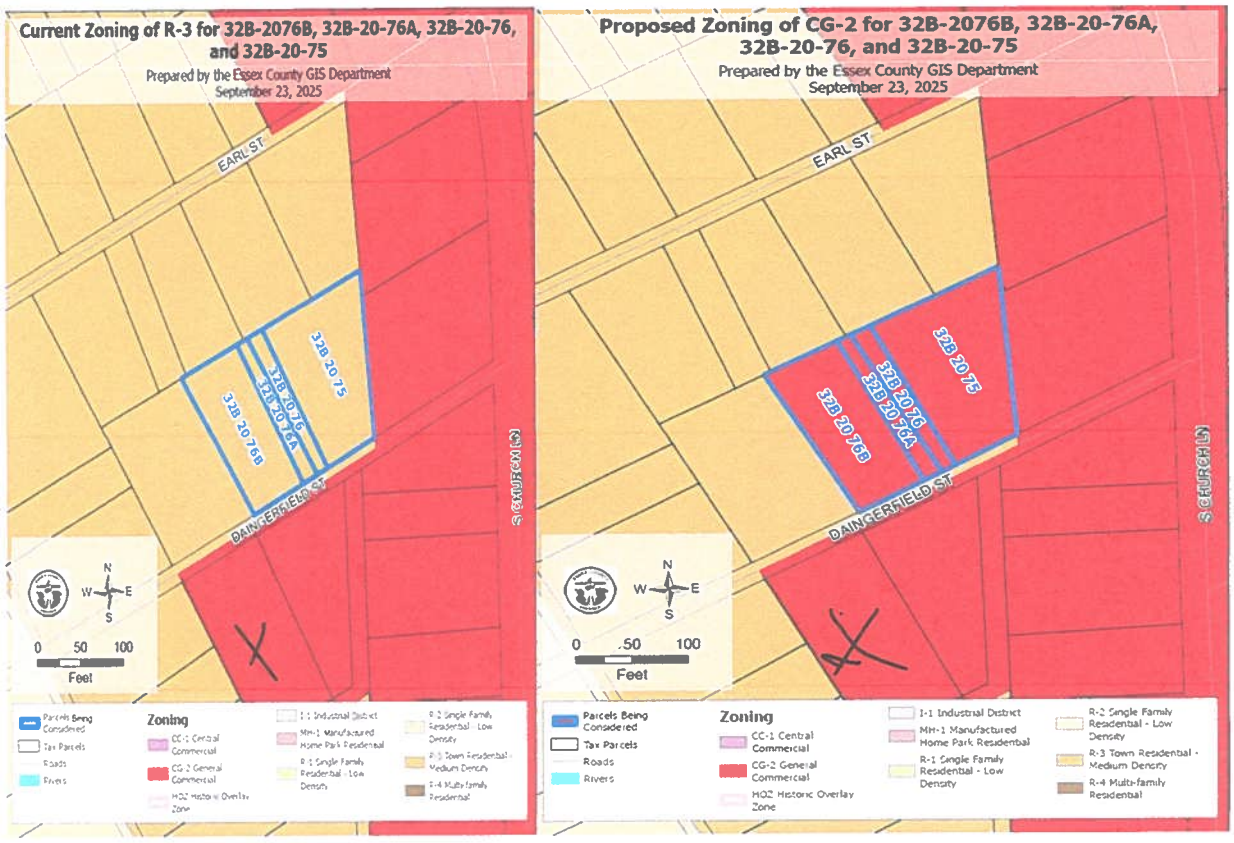
- **BAREFORD GMC PRESENTATION PREPARED BY ASSISTANT TOWN MANAGER KNIGHTON**

Rezoning_Request_Presentation.pptx

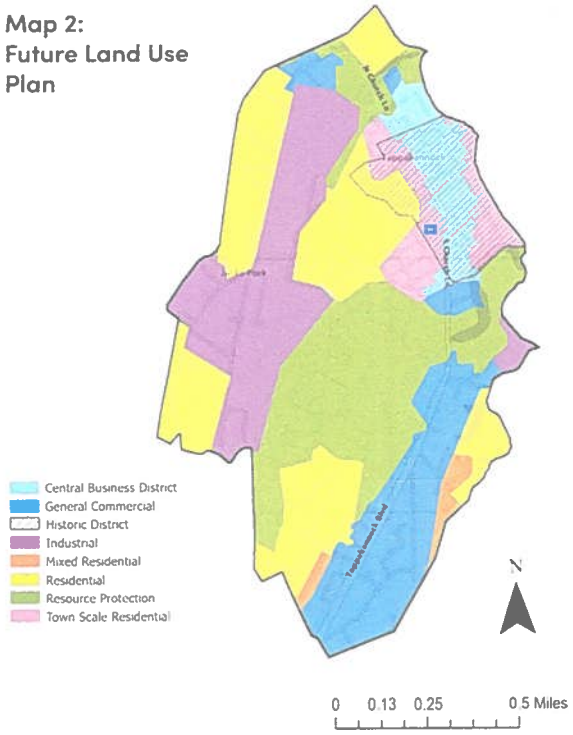
Assistant Town Manager Knighton stated the *owners* are Bareford-Ball Inc. and the location is 517 and 523 Daingerfield street, *Tax Map Parcel* 32B (20) 75, 76, 76A & 76B, *Total Acreage* .73 +/- Acres *Existing Zoning* R-3 Town Residential, *Existing use:* Vacant Residential Housing, *Proposed Zoning* CG-2 General Commercial *Purpose:* The owner of the property is requesting this zoning change in order to expand their car storage for Bareford GMC *Proffers Submitted:* None submitted *Surrounding Land Uses:* North: Single Family Residential South: Single Family Residential/ Commercial, Martin Sale Furniture Warehouse and mobile detailer East: Commercial, Bareford GMC West: Multi-family residential

Assistant Town Manager Knighton stated the map on the left is the existing map and the map on the right is the proposed. He stated the lot (see below) with X there are some questions whether this is zoned commercial or not. He stated he has done some research since the staff report, and one older zoning map shows it as residential and one zoning map shows it as commercial but right now it lists it as commercial.

The lots in red with no numbers are zoned commercial and the lots with no numbers in brown are zoned residential. The lots with the number on the left is on the existing map and are zoned residential and the lots with numbers on the right are proposed to be zoned commercial.

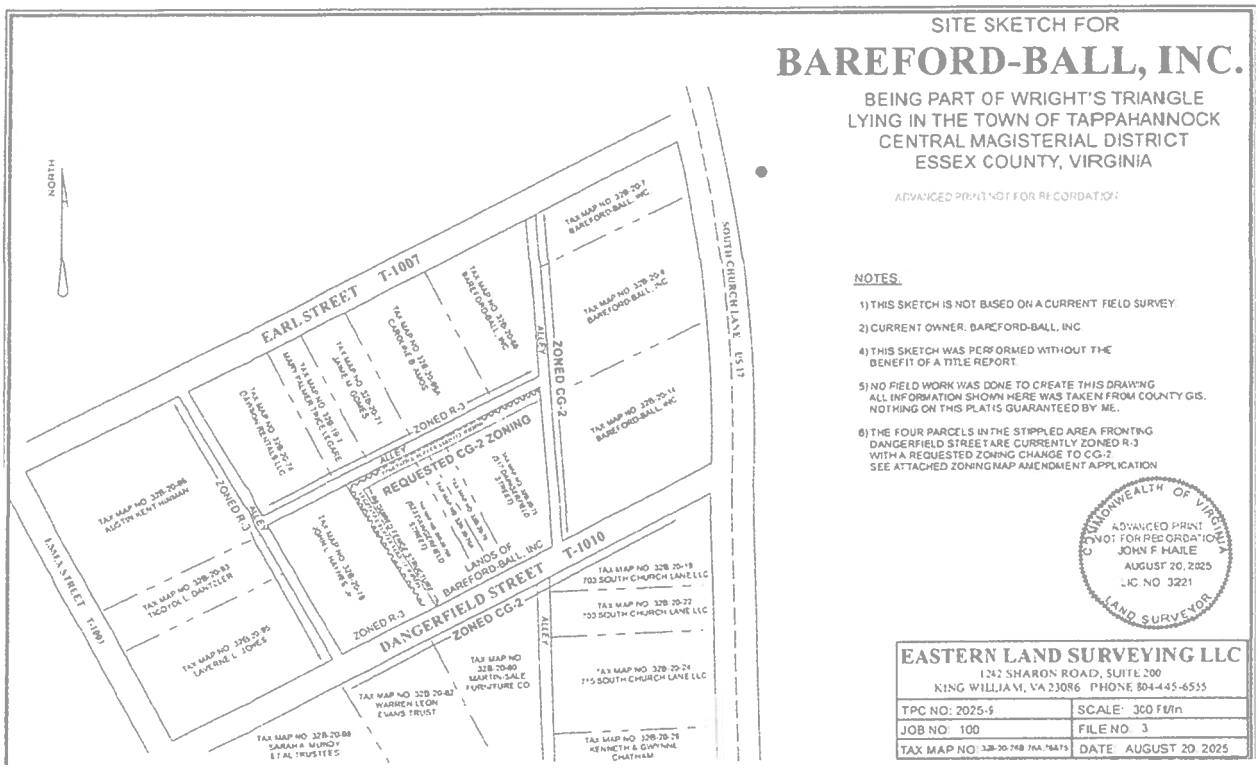


Assistant Town Manager Knighton stated the below map is a comprehensive plan and proposed future land use map and in the pink section (Town Scale Residential) of the map is a dark blue square (General Commercial) and he just finds that odd because it is not consistent with what the zoning shows now.



Assistant Town Manager Knighton stated the Comprehensive Plan is guidance document and there could be some conflicting statements. He reviewed Chapter 3 Land Use Comprehensive Plan goal and the Chapter 7 Economic Development, Comprehensive Plan Goal and the Comprehensive Plan objective.

Assistant Town Manager Knighton reported the below plan was sent to VDOT for preliminary review and you will not see any proposed entrances at this time since the applicant is proposing to make this a car storage lot at this time and he would assume it would be covered in impervious coverage of either asphalt or gravel and at that time all environmental regulations will be taken into consideration, stormwater, Erosion and Soil, and entrances off of state roads. He stated a buffer is required where it butts up to residential properties. He stated VDOT did not have any comment on the plan but would review the site plan if approved.



Assistant Town Manager Knighton reviewed the fiscal impact and the environmental impact of the proposed rezone request if approved.

Assistant Town Manager Knighton reviewed his staff comments.

Assistant Town Manager Knighton stated in summary:

- Rezoning request aligns with the Economic Development goals of the Comprehensive Plan but not the future land use map or an objective of the land use chapter.
- Upzoning increases density and intensity of land use.
- Environmental impacts, transportation impacts and utility requirements will be reviewed thoroughly at time of full site plan submittal.
- No proffers have been submitted which could potentially allow the applicant to use this property for any of the listed uses in the CG-2 zoning district.

Assistant Town Manager Knighton asked for any comments or questions.

There was some discussion regarding the proposed presentation.

- **BAREFORD GMC – PRESENTED BY CARTER BALL**



Bareford GMC rezoning.pptx

Carter Ball, Bareford GMC stated that Bareford GMC is one of Tappahannock's oldest locally owned businesses. He stated they are requesting to rezone adjacent parcels totaling 0.73 acres from R-3 to CG-2. He stated the parcels were purchased in poor condition. The structures are dilapidated, and vegetation is surrounding the structures. He stated their goal is to improve safety, functionality and support local economic growth. He stated their business needs space because they are running out of room.

Carter Ball, Bareford GMC reported the Town of Tappahannock's comprehensive plan, supports industries with higher wages, expands US 17/360 commercial district, promote existing businesses, and protect residential areas from traffic and disruption.

Carter Ball, Bareford GMC reviewed the economic impact. He reported Bareford GMC has an average salary of $86,146, the Town median income is $37,695. He stated they are providing a dozen high paying jobs retained locally and they are one of the largest gross receipts taxpayers besides the big box stores. He stated they strengthen the Town's tax base and economic resilience.

Carter Ball, Bareford GMC stated one of the parcels requested to be rezoned was previously used as commercial use (Old Dr. Wolcott's dentist's office). He stated the adjacent parcel to the existing parcel is CG-2 and across the street the parcel is CG-2 extends deeper into residential areas. He stated there was a question about parcel 32 B 20 – 76 B was zoned that Mr. Knighton discussed in his presentation. He presented a 2021 property card that shows the parcel 32 B 20 – 76 B (Old Dr. Hollis Wolcott office) being zoned as CG-2 General Commercial.

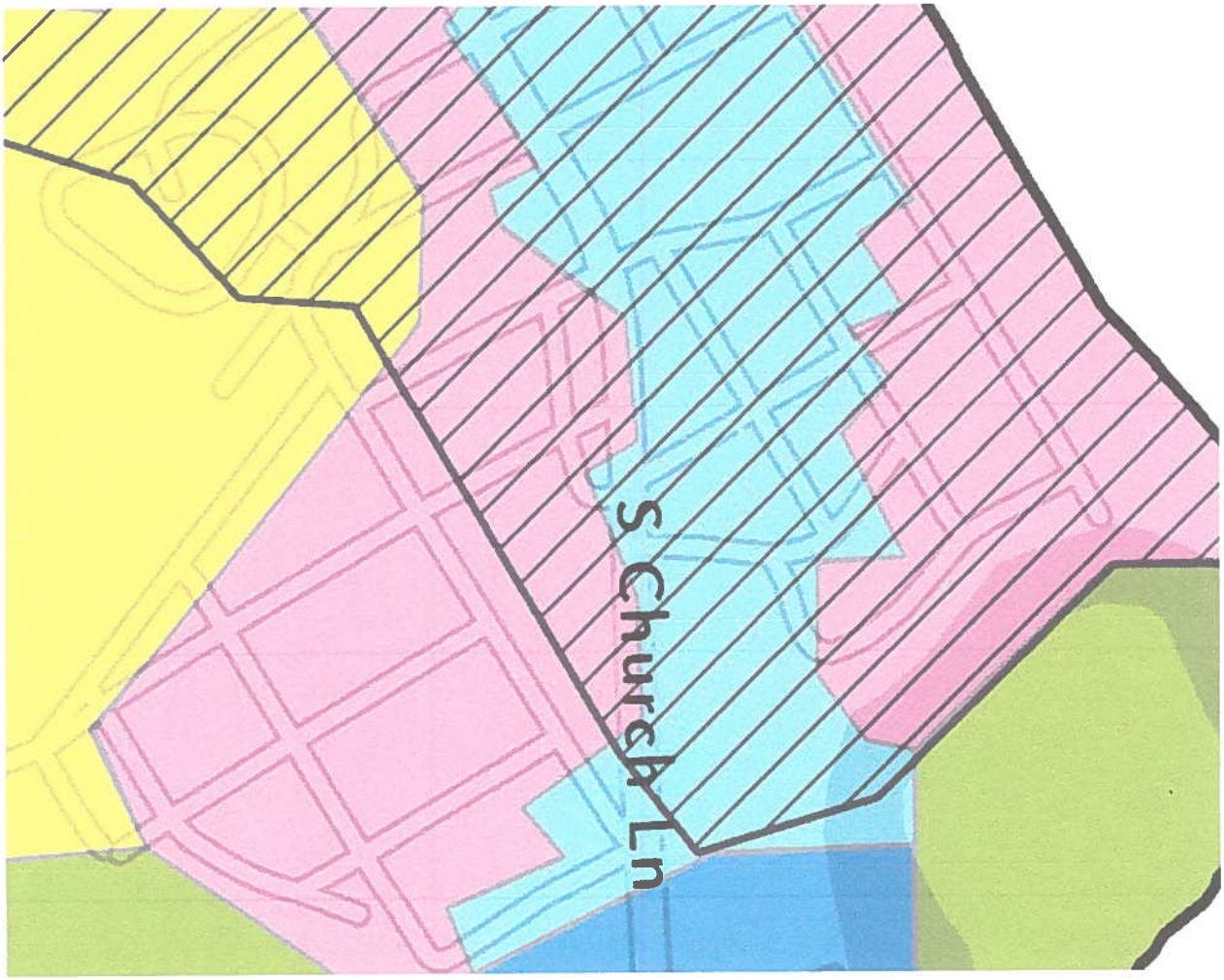
Carter Ball, Bareford GMC stated the current lot congestion creates safety hazards so rezoning would allow for better parking, lot organization and traffic flow, and would enhance customer experience and public safety. He stated the proposed use would not increase traffic on Daingerfield Street, the dilapidated homes would be replaced with landscaped buffer, the business would be giving up the use of perpendicular alley (north boundary), and he feels it would be visual and functional improvement for neighbors.

Carter Ball, Bareford GMC discussed housing trends that support the rezoning. He reported 18.8 percent of homes are vacant, 66 percent of occupied homes are rentals, he feels the plan emphasis homeownership, but affordability is tied to high-paying jobs.

Carter Ball, Bareford GMC reported zoning decisions must be in substantial accord with the comp plan and two nearly identical properties cannot be treated differently.

Carter Ball, Bareford GMC stated the staff stated in their presentation there is not consistency with the comprehensive plan because the future land use map does not comply with the proposed rezoning. He stated if a zoning decision is made on the below map, then he does not feel it will hold water because the lines shown on the map have no rhyme or reason and it excludes a majority of the commercial business that already exists on Rt. 17 and 360 corridors. He feels the map is flawed.

This mapped information is general in nature and not appropriate for determining the suitability of specific sites for any specific use" – Comprehensive Plan



Carter Ball, Bareford GMC stated he feels the rezoning fulfills the Comprehensive Plan, it's consistent with adjacent properties, supports a historic, locally owned business, supports high paying jobs in Tappahannock, improves public safety, health and welfare of the community. He stated the entire business community supports the rezoning and he respectuflly asked for the commission members support.

Carter Ball, Bareford GMC provided letters to the commission members of citizens of the community which support the rezoning request.

Carter Ball, Bareford GMC asked if there were any questions.

Commissioner Member Hammond asked about the employees and the wages of those employed at Bareford GMC.

There was some discussion of the relevance of the question, the wages of the employees, and employees.

There was some discussion regarding the use of Earl Street and the alley by Bareford GMC.

- **PUBLIC COMMENTS**

Chair Carneal stated that if anyone from the public had any comments or questions, to please come to the podium and state their name before speaking. She stated there will be a seven minute time limit.

Cherly Evans stated she has a home across the street from the proposed rezoning request. She discussed the comprehensive plan goals, future land use plan and map. She stated if the commission members approve the rezoning request to change the parcels to commerical then the parcels will be able to be used for whatever is allowed in a commerical district. She stated if this request is approved it could lower the value of her property and it will create a nusinance of traffic and noise. She is not in favor of the request.

Caroline B. Amos, "Lynn" stated during Mr. Ball's presentaiton he presented a site sketch for Bareford GMC. She read the notes on the sketch:

1. This sketch is not based on a current field survey
2. Current owner: Bareford-Ball, Inc.
3. This sketch was performed without the benefit of a title report
4. No field work was done to create this drawing. All information shown here was taken from County GIS. Nothing on this plat is guaranteed by me.
5. The four parcels in this stippled area fronting Daingerfield Street are currently zoned R-3 with a requested zoning change to CG-2. See attachted zoning map amendment application.

Caroline B. Amos "Lynn" stated she feels this proposed rezoning is a dilemma because if it is rezoned to commerical then what happens to the value of the property, who will maintain the buffer of the fence and vegetation. She also discussed the condition of the homes on the parcels, the conditon of the lot behind the dealership, and yard on the parcels. She expressed concern that if it is not rezoned then what happenes to the condition of the parcels. She is not in favor of the rezoning request.

Caroline B. Amos "Lynn" read a letter from her neighbor Jamie Gomes who is opposed to the rezoning request.

Denise Hammond stated she is concered about the Bareford GMC buisness encroaching on the residential areas. She discussed a two story apartment building being built behind the used car lot and the car lot put next door to her residence, which did have a fence and vegation buffer but has not been maintained. She discussed her concerns about Bareford GMC not submitting proffers and the lack of afforable housing. She is not in favor of the rezoning request.

Warren Evans discussed the conditon of the homes and yards on the proposed rezoning parcels. He expessed his concerns if the parcels are rezoned commerical then what the parcel could be used for in the future. He is not in favor of the rezoning request.

Straton Beamer stated she believes the residence that operated as Dr. Wolcott Dentist was given a special exception to operate. She discussed the rezoning request and expressed her concerns about the traffic and encroachment of buinesses in residential areas. She feels those homes should be fixed up and rented out. She is not in favor of this rezoning request.

Assistant Town Manager Knighton clarfied some items that was discussed. He stated the parcel that housed Dr. Wolcott 's Denist office was approved ***by right*** to operated as a professional office and no special exception was issued. He stated Mr. Ball brought up the issue that 32 B 20 – 76 B (Old Dr. Hollis Wolcott office) was taxed as a commercial piece of property. He advised if a residential piece of property is used for commercial use the taxes are based on land use and not what it is zoned. He stated according to his records that piece of proerpty was never zoned for commercial use.

Assistant Town Manager Knighton stated he appreciates Mr. Ball bringing up the legal bases to make decisions. He stated if you look at the rezoning request it is for commerical use to expand car storage however, the commission members do have to take into account you do not have a general development plan to hold them in accordance to and you have to look at the suitability of the property for all commerical uses. He stated proffers are voluntery and can not be required by the applicant.

Carter Ball, Bareford GMC stated there were a lot of comments that were not relevant to land use, but he feels he has given reasons that the land use decision is support by the comprehensive plan.

- **ADJOURNED**

On motion of Myra Dickinson, seconded by Maria Pitts, the commission members adjourned the public hearing.

Votes were cast as follows:

Myra Dickinson:	Aye	David Hammond:	Aye
Maria Pitts:	Aye	Timothy Bradshaw:	Aye
Diannc Carneal:	Aye		

Dianna Carneal

Dianna Carneal, Chair

Patsy K. Scates

Patsy K. Scates, Secretary