PUBLIC HEARING MEETING
PLANNING COMMISSION
JANUARY 7, 2026
7:00 P.M.

PRESENT

Chair:	Dianna Carneal
Vice Chair:	Maria Pitts
Commission Member:	Myra Dickinson
Zoning Administrator	
Assistant Town Manager:	James Knighton
Secretary:	Patsy K. Scates

ABSENT

Commission Members:	David Hammond
	Tim Bradshaw

VISITORS

Cherly Evans
Nathan Parker III (Tri)
Nancy Keen, Attorney

A Public Hearing of the Planning Commission was held on January 7, 2026, at 7:00 p.m. in the Tappahannock Municipal Building. The hearing was advertised in the Rappahannock Times for two consecutive weeks, December 24, 2025, and December 31, 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 Cheryl and Warren Evans requesting to rezone lots known as tax parcel 32B (20) 82. The lot is approximately 0.43 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 CG-2 General Commercial to R-3 Town Residential.

- **CALLED TO ORDER**

Chair Carneal called the meeting to order.

Chair Carneal stated the purpose of the public hearing.

Chair Carneal stated to the public when speaking to state their name and address, and when speaking to only address the commission members and not the public or the applicant. She stated she would allow seven minutes per speaker.

- **EVANS REZONING REQUEST**

Chair Carneal recognized Assistant Town Manager Knighton.

Assistant Town Manager Knighton presented the commission members with the following presentation:



Evans
Rezoning_Request_

Assistant Town Manager Knighton stated the purpose of the public hearing is to fix a zoning error. He stated it is proposed to continue to use the property as a single-family dwelling. He presented the commission members with a 1975 zoning map which shows the parcel as two parcels and zoned residential. He presented the commission members with a 1993 zoning map which showed the parcel zoned as residential and advised that the parcel has never been zoned commercial. He stated the parcel has been zoned R-3 up until the updated zoning map was adopted in January 2023 and it zoned CG-2 by mistake.

Assistant Town Manager Knighton stated zoning was adopted in 1975 and he believes this is the first official zoning map for the Town of Tappahannock. He stated that typically he does not provide a recommendation to the commission members, but he is recommending the rezoning request be approved because of a zoning error.

Assistant Town Manager Knighton asked for any questions or comments.

There were none.

Chair Carneal recognized Cherly Evans.

Cheryl Evans presented the commission members with some background information on their property located at 524 Daingerfield Street.

Cherly Evans spoke about her research and what documents she had to prove that the property has been zoned residential prior to the adoption of the zoning map in January 2023.



1-7-25 Planning
Commission Attachr

Chair Carneal asked for any comments or questions.

Nathan Parker, III (Tri) stated he believes there is a 1964 zoning map in existence which will show that the property was original zoned commercial. He stated he opposes the rezoning request.

Nancy Keen, Attorney with Dutton Simmons and Dutton representing Bareford GMC and Martin Sale Furniture who are opposed to the rezoning application located at the 500 block of Daingerfield Street tax parcel 32B (20) 82.

Nancy Keen provided the commission members with some background information on the property. She stated there is commercial zoning on three sides of the parcel and therefore she does not feel the rezoning application should be approved. She stated her clients are concerned if the Town of Tappahannock takes action to correct what the Town staff calls a "mistake" and downzone then this action would cause

hardship on the surrounding commercial properties. She also implied that the applicant (Evans) is requesting this rezoning application in retaliation to Bareford GMC rezoning request.

Nancy Keen listed ways in which her clients and others in the business community contribute to the Town of Tappahannock's tax base.

Chair Carneal asked if the commission members have any questions.

There were none.

Assistant Town Manager Knighton stated he would like to address some of the comments that were presented.

Assistant Town Manager Knighton stated he has provided the original 1975 zoning map showing that the parcel has always been zoned residential and has been residential since the adoption of the January 9, 2023, official zoning map. He stated while reviewing the map he has found other errors & he will reach out to those property owners.

Chair Carneal asked Assistant Town Manager Knighton if the commission members approved the rezoning request what would be the impact to the surrounding commercial property owners.

Assistant Town Manager stated that everything is already developed. He stated the Barford GMC property that has the rezoning request would still have the same amount of commercial zone surrounding their property so he does not believe that would impact them. He advised there are residential homes on that street.

There was some discussion.

Commission Member Dickinson asked to review the 1964 zoning map/documents that Mr. Parker referenced in his comments.

Assistant Town Manager Knighton stated zoning did not exist in the Town of Tappahannock in 1964 according to the documents he reviewed. He stated that it may have been commercial property but that does not mean that zoning existed.

Assistant Town Manager Knighton stated that if the planning commission members do not feel comfortable deciding tonight and would like him to do some research regarding the 1964 documents then he would, but he would request that action on this item be tabled.

There was some discussion.

Cheryl Evans discussed when she believes the property and the warehouse was built according to her research, the history of non-conforming structures, and home improvements made to their home.

- **VARIOUS AMENDMENTS TO THE TAPPAHANNOCK ZONING ORDINANCE**

Chair Carneal stated the next item for discussion is various amendments to the Tappahannock Zoning Ordinance to include Article III- Administrative Mechanisms, Article V- Appeals, Variance, Interpretations, Article XIII- Density and Dimensional Regulations, Article X- Permissible Uses, Article XI- Supplementary Use Regulations, Article XVI- Signs, Article XVII- Parking, Article XVIII Screening and Shading and Article XX- Historic Overlay Zone.

Chair Carneal recognized Assistant Town Manager Knighton.

Assistant Town Manager Knighton provided the commission members with a Structure of Significance map for Historic Tappahannock. He stated this map would be included in the Historic Overlay Zone located in the zoning ordinance and if there were any changes it would have to go through the process.



Tapp Historic Overlay Zone - Struc

Chair Carneal asked for any comments or questions from the commission members and the public.

There were none.

- **ADJOURNED**

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

Votes were cast as follows:

Myra Dickinson:	Aye	Dianna Carneal:	Aye
Maria Pitts:	Aye		

Dianna Carneal

Dianna Carneal, Chair

Patsy K. Scates

Patsy K. Scates, Secretary