**COUNCIL PUBLIC HEARING MEETING**
**AUGUST 11, 2025**
**6:30 P.M.**

**PRESENT**

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| Mayor: | Roy M. Gladding |
| Vice Mayor: | Anita J. Latane |
| Council Members: | Kay Carlton |
| | Carolyn Barrett |
| | Kenneth A. Gillis |
| | Troy L. Balderson |
| Interim Town Manager: | Doug Fawcett |
| Assistant Town Manager: | James Knighton |
| Town Clerk: | Patsy K. Scates |
| Town Attorney: | M. Tolley Gwinn |

**ABSENT**

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| Council Member: | Fleet Dillard |
| Chief of Police: | Thomas Carter |

**VISITORS**
Jeff Howeth

- **CALLED TO ORDER**

Mayor Gladding called the meeting to order.

A Public Hearing of the Town Council was held on August 11, 2025, at 6:30 p.m. in the Tappahannock Municipal Building. The hearing was advertised in the Rappahannock Times for two consecutive weeks, July 23, 2025, and July 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 J.L. Howeth PC requesting to rezone lots known as tax parcel 36 (2) Parcels 7P1A, 7P1, 7P2, 7P3, 7P4, 7P5, and 7RW. The lots are approximately 3.3 acres and are located at the 1200 block of Desha Rd. in the Town of Tappahannock. The applicant is requesting to rezone the property from R-3 Town Residential to R-4 Multi-Family Residential.

Mayor Gladding recognized Assistant Town Manager Knighton.

Assistant Town Manager Knighton presented a PowerPoint presentation regarding the rezoning request for the property located at 1200 block of Desha Road.



Rezoning_Request_
Presentation.pptx

Assistant Town Manger Knighton stated JL Howeth PC is requesting to rezone tax parcel 36 (2) Parcels 7P1A, 7P1, 7P2, 7P3, 7P4, 7P5, and 7RW. He stated the total acreage is about 3.3 acres and it is currently zoned R-3 Town residential and he is requesting to change the zoning to R-4 Multi-Family residential for the purpose of constructing a twenty (20) unit townhome complex. He stated the comprehensive plan guidance Chapter 6 Housing stated the comprehensive plan goal is to provide for a balanced community by promoting a safe, efficient, quality and affordable housing options for all Town residents, sixty-six percent of the dwelling units are renter occupied, townhomes are situated on their own lot could provide additional opportunities for home ownership and higher number of owner-occupied units lead to a stable community. He stated the general development plan proposed from the applicant was sent to Virginia Department of Transportation for a preliminary review and as of right now they did not have any comments on the proposed general development plan, but a full site plan review will be required at the time of the submittal. He stated this proposal came before the Board of Zoning Appeals as a Special Exception in the calendar year 2007 because during that time, townhomes were allowed in R-3 with a special exception, and the request was approved. However, no site plan or zoning permit was formally submitted but the plan was sent to VDOT and various other agencies for review and that correspondence is included in the packet.

Assistant Town Manager Knighton touched on the fiscal impact of the request, and he reported that there is no Chesapeake Bay RPA on this property and it is in the resource management area. He reported there is no FEMA Flood zone on the property.

Assistant Town Manager Knighton stated a vegetative buffer would be required between the adjacent parcels if the rezoning request was approved. He stated the comprehensive plan future land use map does not support the rezoning but Chapter 6 housing goals does support the request. The applicant has submitted proffers which propose a cap at number of units at twenty and proposes no commercial uses and to develop the parcels in conformance with the submitted general development plan.

Assistant Town Manager Knighton stated the planning commission heard this request and recommended approval to the Town Council approval with a two to one vote with the proposed proffers.

Assistant Town Manager Knighton asked for any comments or questions.

There were none.

Mayor Gladding recognized Jeff Howeth.

Jeff Howeth discussed his request to construct townhomes and to rezone the property from R-3 Town residential to R-4 multi-family residential and he stated the number of bedrooms would depend on the demand and the square footage.

Mayor Gladding asked for any comments from the public.

There were no comments.

There being no further business, the meeting was adjourned at 6:45 p.m.

**Roy M. Gladding, Mayor**

**Patsy K. Scates, Town Clerk**