JOINT PUBLIC HEARING
JUNE 9, 2025
6:30 P.M.

TOWN COUNCIL
PRESENT

Mayor:	Roy M. Gladding
Vice Mayor:	Anita J. Latane
Council Members:	Kay Carlton
	Carolyn Barrett
	Fleet Dillard
	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
Chief of Police: Thomas Carter

PLANNING COMMISSION
PRESENT

Chair:	Dianna Carneal
Vice Chair:	Maria Pitts (*arrived late)*
Planning Commission Members:	David Hammond
	Timothy Bradshaw
Assistant Town Manager	
Zoning Administrator:	James Knighton
Secretary:	Patsy K. Scates

VISITORS

Nathan Blackwell	Jeff Howeth
Kermit Thomas	Hannah Tiffany
Straton Beamer	

A Joint Public Hearing of the Town Council and the Planning Commission was held on June 9, 2025, at 6:30 p.m. in the Tappahannock Municipal Building, 915 Church Lane, Tappahannock, VA. The hearing was advertised in the Rappahannock Times for two consecutive weeks, May 21, 2025, and May 28, 2025, as required by Title 15.2-2204 of 1950 Code of Virginia, as amended.

The purpose of the Joint Public Hearing is to consider the following:

An application from Land & Home LLC requesting to rezone a lot known as tax parcel 32B (1) 74. The lot is approximately 13 acres and is located at the corner of Warner St. and Pegram Ln. in the Town of Tappahannock. The applicant is requesting to rezone the property from CG-2 General Commercial to R-2 Single Family Residential.

The application from J.L. Howeth PC is postponed until the July 2025 Meeting

An application from J.L. Howeth PC requesting to rezone lots known as tax parcel 37 (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.

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

- **CALLED TO ORDER**

Mayor Gladding called the meeting to order.

Assistant Town Manager Knighton reviewed his staff report for the rezoning request from Land and Home LLC. (See below)



RZ2025-0001 Staff Report.pdf

Assistant Town Manager Knighton stated the request from Land and Home is to proposed zoning reclassification of a 12.75+/ - acre parcel located to the rear of the Tappahannock Town Hall at the corner of Warner Street and Pegram Lane. This parcel has been requested to be rezoned from CG-2 (General Commerical) district to the R-2 (single family residential) district. He stated the last zoning request from this applicant was to have it rezoned to R-4 (Multi-family residental) which was not approved. (See below)

(See below insert from January 8, 2025, Planning Commission Meeting Minutes)

- ***MOTION TO RECOMMEND APPROVAL***

On motion of David Hammond, seconded by Timothy Bradshaw, the Commission voted to recommend approval of the rezoning request for a lot known as tax parcel 32B 1 74 from CG-2 General Commercial to R-4 Multi-Family Residential with the proffers submitted by the applicant to the Town Council. The lot is approximately 13 acres and is located at the corner of Warner St. and Pegram Ln. in the Town of Tappahannock.

Votes were cast as follows:

Maria Pitts:	*Nay*	*David Hammond:*	*Aye*
Dianna Carneal:	*Nay*	*Timothy Bradshaw:*	*Aye*

- ***The motion failed to pass.***

Assistant Town Manager Knighton stated we are in a unique situation because of the resignation of a commission member and he does not have an applicant waiting to join. He stated he would make the council members aware that the motion was made for approval with the proffers submitted by the applicant to the Town Council, but it was a two-to-two vote. (two in favor and two not in favor).

(Insert from the February 10, 2025, Council Meeting Minutes)

On motion of Troy Balderson, seconded by Fleet Dillard, Council voted to approve the rezoning request ***as proffers*** *for a lot known as tax parcel 32B 1 74. The lot is approximately 13 acres and is located at the corner of Warner St. and Pegram Ln. in the Town of Tappahannock. The applicant is requesting to rezone the property from CG-2 General Commercial to R-4 Multi-Family Residential.*

Votes were cast as follows:

Kay Carlton:	Nay	Kenneth Gillis:	Abstain
Carolyn Barrett:	Nay	Troy L. Balderson:	Aye
Fleet Dillard:	Aye	Anita J. Latane:	Nay

- *Mayor Gladding stated the motion failed to pass.*

Assistant Town Manager Knighton reported the general development plan attached to your packet was sent to the Virginia Department of Transportation (VDOT) for a preliminary review of impacts associated with the proposed entrances and traffic. Their comment is as follows, " *The entrance serving for lots IA, 3, and 4 will need be designed per the Low Volume Commercial Entrance (Serving between 3 to 5 lots) in accordance with the VDOT Road Design Manual, Appendix F. Provide the VDOT PE-1 standard detail on the plans as well as stopping sight distance for 25MPH per Appendix F, Table 2-6. Also, provide an entrance culvert with calculations if necessary.* " Should this rezoning request be approved a full site plan will be required to be submitted for review to VDOT. Estimated daily trips will be a requirement from VDOT to determine adequate access to the site. However, since this is an existing VDOT roadway it is highly unlikely VDOT will require widening of Warner St. for this proposed use. He reviewed the fiscal impact and environmental impacts.

Assistant Town Manager Knighton reported the request is to downzone the property.

After some discussion regarding the definition of piece meal rezoning and if this request would qualify it was decided that some research would be done on the request.

WARNER STREET
100 YEAR FLOODPLAIN
FEMA ZONE A (ELEV.)
FEMA ZONE X
FLOODWAY
LEGAL ACREAGE 12 ¼ ACRES
GRAPHIC SCALE
VICINITY MAP
LEGEND
REZONING NOTES
SITE DESIGN
DEVELOPER
PROPERTY INFO.
BUILDING INFO.
MASTER PLAN
WARNER STREET LOTS
LAND & HOME, LLC
330 BOYERS ROAD
ROCKINGHAM, VA 22801
MP
LAND & HOME
INDUSTRIAL
RESIDENTIAL
COMMERCIAL
AGRICULTURAL
330 BOYERS ROAD
ROCKINGHAM
VIRGINIA 22801
540 434 1752
LandAndHomeVA.com

Assistant Town Manager Knighton stated the proposed rezoning is not supported by the future land use map but it is supported by Chapter 6 Housing goals and no proffers have been submitted at this time so blanket approval would allow for R-2 general development plan.

Assistant Town Manager Knighton asked for any comments or questions.

Council Member Barrett expressed her concern about the lack of commercial land for development.

Mayor Gladding asked for any public comments.

Nathan Blackwell, the applicant, reported the previous request was for townhomes on this property which would have included a Homeowners Association and a shared dock. He stated this request is for five units individually owned lots with a shared access easement and the individual homeowner can decide on the size of their proposed home.

Kermit Thomas expressed his concern about property value of his lots that are currently zoned for commercial use.

Straton Beamer questioned whether the lots being proposed for homes could be used for duplexes.

Nathan Blackwell stated no they could not be used to build duplexes.

There was discussion about the unknown square footage of the proposed homes, the placement of the homes and how they face, the size of the lot's requirements, duplexes, setbacks and the roads.

(*See the proposed attached map)*

Commission Member Pitts asked if any standards would be applied to property owners to help maintain the property.

Assistant Town Manager Knighton stated there are no proffers set on the property so he would ask them to comply with the same standards as anyone else in the Town of Tappahannock. He stated he would not treat them any differently.

Nathan Blackwell stated he intends for the property to be used for high end homes.

Mayor Gladding asked for any other comments or questions.

- **ADJOURNED**

There being none, the public hearing was adjourned.

Roy M. Gladding, Mayor

Patsy K. Scates, Town Clerk