Interim Town Manager
Doug Fawcett
Town Treasurer
Tina F. Brock
Town Clerk
Patsy K. Scates
Chief of Police
Thomas D. Carter
Town Attorney
M. Tolley Gwinn

TOWN OF TAPPAHANNOCK

P. O. Box 266

Tappahannock, Virginia 22560

(804) 443-3336 Fax (804) 443-1051

www.tappahannock-va.gov

Mayor
Roy M. Gladding
Town Council
Troy L. Balderson
Katherine B. Carlton
A. Fleet Dillard III
Kenneth A. Gillis
Carolyn Barrett
Anita Latane

TAPPAHANNOCK TOWN COUNCIL AGENDA
JUNE 9, 2025
5:30 P.M.
TAPPAHANNOCK MUNICIPAL BUILDING
915 CHURCH LANE
TAPPAHANNOCK, VA 22560

5:30 P.M.
Hoskins Creek Update
510 Architects will provide an update on the Hoskins Creek Project

6:30 P.M.
JOINT PUBLIC HEARING
The Tappahannock Town Council and the Tappahannock Planning Commission will hold a Joint Public Hearing to consider the following two rezoning requests.

- 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.

- 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.

7:00 P.M.
PUBLIC HEARING
The Tappahannock Town Council will hold a Public Hearing to consider the following:

NOTICE: TAPPAHANNOCK, VA Proposed FY25 Budget AMENDMENT Year Beginning July 1st, 2024

Pursuant to Virginia Code Sections 15.2-2507, the Tappahannock Town Council will hold a public hearing at 7:00 p.m. on Monday, June 9, 2025, in the Town Hall facility at 915 South Church Lane Tappahannock, VA 22560, with respect to the following proposed amendment to the Town's Fiscal Year 2025 Budget:

The adopted FY2025 budget totals $9,219,290 combined budget in revenues and expenditures, $6,980,555 for the General Fund and $2,238,735 for Water & Sewer Funds. The proposed amendement calls for an increase in revenues in the General Fund in the amount of $2,864,037 for the following capital purchase expenses: $1,808,000 (loan) for Central Park PH2; $141,878 for Hoskins Creek emergency sewer line repair; $84,759 for the addditional sewer project expenses; $137,145 for the additional expenses for the Hoskins Creek Shoreline and $692,255 for Central Park PH1.

The regular Town Council meeting will begin immediately following the adjournment of the public hearing.

1. Call to order
2. Welcome Visitors
3. Reading and approval of the May 12, 2025, Joint Public Hearing meeting minutes, the May 12, 2025 Public Hearing meeting minutes regarding the proposed increase in real property, the May 12, 2025 Public Hearing meeting minutes regarding the proposed budget for FY 2025-2026 and the May 12, 2025 regular Town Council meeting minutes.
4. Committee Reports

a. Water/Sewer – Gillis
b. Public Facilities – Balderson
c. Historic Downtown Tappahannock – Latane
d. Interim Town Manager Report
e. Community Development Report
f. Tappahannock Police Department
g. Finance – Latane

4.1. Approval of the financial report for the month of May, 2025

5.0. New Business

5.1 FY2025-2026 Budget Resolution

Council should consider adopting the budget resolution as presented which sets rates, fees and tax rates for FY 2025-2026 and the adoption of the FY 2025-2026 general budget, water and sewer budget and cemetery budget and FY 2026-2030 Capital Improvement Plan (CIP) and appropriation of funds to become effective July 1, 2025.

5.2. FY 2024-2025 Budget Amendment

Council should consider adopting the budget amendment as presented to become effective immediately.

5.3. Middle Peninsula Planning District Commission Appointment

Council should consider an appointment from among its members to the Middle Peninsula Planning District Commission for a term of one year to expire on June 30, 2026, to become effective July 1, 2025.

5.4. Reappointment to the Tappahannock Board of Zoning Appeals

Council should consider the reappointment of Andrew T. Hammond, to the Tappahannock Board of Zoning Appeals for a term of five years to expire on July 13, 2030, to become effective July 14, 2025.

5.5. Rezoning Request from Land & Home, LLC

Council should consider the recommendation from the Tappahannock Planning Commission regarding the rezoning request 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.

5.6. Rezoning Request from J.L. Howeth, PC.

Council should consider the recommendation from the Tappahannock Planning Commission regarding the rezoning request from 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.