

PUBLIC HEARING
TOWN COUNCIL
MAY 11, 2026
6:00 P.M.

PRESENT

Mayor:	Roy M. Gladding
Vice Mayor:	Anita J. Latane
Council Members:	Carolyn Barrett
	A. Fleet Dillard
	Kenneth A. Gillis
	Troy L. Balderson
Town Manager:	Steve Wright
Assistant Town Manager:	James Knighton
Town Clerk:	Patsy K. Scates
Town Treasurer:	Tina F. Brock
Chief of Police:	Thomas Carter

ABSENT

Council Member:	Katherine B. “Kay” Carlton
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(Note: Town Attorney Gwinn will only be present when requested to attend)

A Public Hearing of the Town Council was held on May 11, 2026, at 6:00 p.m. in the Tappahannock Municipal Building. The hearing was advertised in the Rappahannock Times for two weeks on April 22, 2026 and April 29, 2026, as required by Title 15-2-2204 of the 1950 Code of Virginia, as amended.

The purpose of the public hearing was to provide an opportunity for the citizens of Tappahannock to voice their opinion regarding the following item.

An application from June Parker Oil Co. Inc. is requesting to rezone a portion of the lot known as tax parcel 32B (37) A and all of the lot known as 32B (37) B1. The proposed request would rezone the eastern portion of 32B (37) A, the extent of the request to rezone would extend 109’ along the northern property line along the alley, the south from the end of the alley to the north western property corner of lot B1 totaling approximately 0.3 acres, located at the 700 and 800 block of Essex St. in the Town of Tappahannock. The applicant is requesting to rezone the property from R-3 Town Residential to CG-2 General Commercial to fix an error on the official zoning map adopted in 2023.

A Public Hearing of the Town Council was held on May 11, 2026, at 6:00 p.m. in the Tappahannock Municipal Building. The hearing was advertised in the Rappahannock Times for two weeks on April 29, 2026, and May 6, 2026, as required by Title 15-2-2204 of the 1950 Code of Virginia, as amended.

The purpose of the public hearing was to provide an opportunity for the citizens of Tappahannock to voice their opinion regarding the following two item.

PUBLIC HEARING ON THE PROPOSED GENERAL BUDGET, WATER AND SEWER BUDGET AND THE CEMETERY BUDGET FOR FY 2026-2027 AND CIP FOR FY 2027-2031.

Public Hearing on the proposed general budget, water and sewer budget and cemetery budget for FY 2026-2027 and FY 2027-2031 Capital Improvement Plan (CIP). Pursuant to Virginia Code Sections 15-.2-2506, 15.2-107 and 15.2-1427 of the 1950 Code of Virginia, a public hearing will be held on the proposed budget for FY 2026-2027 and FY 2027-2031 CIP.

The operating (non-CIP) budget totals \$8,395,985.15 in revenues and expenditures for the General and Water and Sewer Funds. The General Fund Totals \$5,592,872.02 in revenues and expenditures and includes the tax rates below that would be effective for the tax year 2026. The water and sewer funds total \$2,803,113.13 in revenues and expenditures. The total budget for FY 2027, which incorporates both operating funds and the General and Water and Sewer Capital Improvement project funds is \$23,168,972.65

**TAPPAHANNOCK CALENDAR YEAR 2026/FISCAL YEAR 2027
TAX CLASSIFICATIONS AND PROPOSED RATES**

Per \$100.00 of assessed value

Real Estate:	\$0.13 (an increase of \$.04)
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Personal Property:	\$1.40 (no increase)
Manufactured Homes:	\$0.13 (an increase of \$.04)
Personal Property (Commercial):	\$0.40 (no increase)
Machinery and Tools (Commercial):	\$0.40 (no increase)

**CALLED TO
ORDER**

Mayor Gladding called the meeting to order.

Mayor Gladding stated the purpose of the public hearings.

Mayor Gladding stated the first item for consideration is the rezoning request from June Parker Oil, Company.

**REZONING REQUEST
JUNE PARKER OIL
COMPANY**

Assistant Town Manager Knighton explained that the parcels, totaling approximately 0.49 acres, are currently zoned R-3 residential but have long been used commercially as a gravel lot for Parker Oil. The request sought to rezone the property to CG-2 General Commercial in order to correct what staff described as a zoning error made during the adoption of the 2023 zoning map.

Assistant Town Manager Knighton reviewed the history of the property through past land use and zoning maps, noting that earlier maps from 1968, 1975, and 1993 identified the area as commercial. He explained that the 2023 map reverted the parcels to residential zoning despite no change in ownership or use. The proposed rezoning would formalize the property’s longstanding commercial use without introducing any new development or operational changes.

Assistant Town Manager Knighton stated that no transportation or fiscal impact analysis were conducted because the property’s use would remain unchanged and no increase in tax revenue was expected. He noted the parcel falls within the Bay Act Resource Management Area but not within FEMA flood hazard zones. He stated the comprehensive plan identifies the area as town-scale residential, though he emphasized that the plan is intended as a general guidance document and that commercial and residential uses can overlap in practice.

Assistant Town Manager Knighton stated the Planning Commission unanimously recommended approval of the rezoning request following a public hearing in April. He reported that he is recommending approval, citing evidence that the 2023 designation was an error similar to a previously reviewed Evans property case.

Mayor Gladding asked for any comments or questions from the public.

There were none.

**FY PROPOSED
GENERAL
BUDGET**

Mayor Gladding stated the next item on the agenda is the Proposed FY 2026-2027 General Budget.

Town Manager Wright provided a brief update to the advertised capital improvement project figures. He explained that the original total of approximately \$9.5 million had been revised to include \$1.5 million in RAISE planning grant funds. As a result, the total capital improvement project amount increased to just over \$11 million, specifically \$11,098,987.50, which was reflected in the resolution before the town council. He noted that this addition was the only change from the originally advertised public hearing notice before opening the floor for questions.

Mayor Gladding asked for questions from Town Council and the public.

There were none.

**PROPOSED RE TAX RATES
INCREASE FOR FY 27**

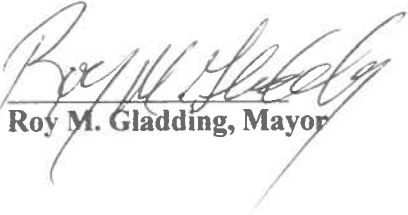
Mayor Gladding stated the next item on the agenda is the proposed real estate tax rate increase.

Town Manager Wright presented a proposed four-cent increase in the real estate, mobile home, and public service corporation tax rates, which would raise the rate to 13 cents per \$100 of assessed value if approved. He explained that for a \$200,000 home in Tappahannock, each one-cent increase equals about \$20 annually, meaning the proposed increase would cost the average household approximately \$80 per year.

Mayor Gladding asked for any comments or questions from the public or from the council members.

There were none.

There being no further business, the meeting was adjourned at 6:10 p.m.



Roy M. Gladding, Mayor



Patsy K. Scates, Town Clerk