



Town of  
**WARSAW**  
*Heart of Virginia's Northern Neck*

## **Planning Commission Meeting Agenda**

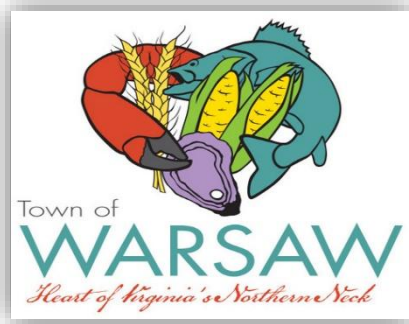
**May 07, 2026 at 6:00 PM**

**Council Chambers - 78 Belle Ville Lane**

**[www.townofwarsaw.com](http://www.townofwarsaw.com)**

---

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of Consent Agenda**
  - a.** Agenda
  - b.** Minutes – April 2026
- 4. Public Hearing - Cannabis Ordinance**
  - a.** Discussion & Action Anticipated
- 5. Public Comment**
- 6. Old Business**
  - a.** Town Updates - Manager's Report
- 7. Closing Comments**
- 8. Adjournment**



# Planning Commission Agenda

*May 7, 2026 – 6:00 PM*

1. Call to Order
2. Pledge of Allegiance
3. Approval of Consent Agenda
  - a. Agenda
  - b. Minutes – *April 2026*
4. Public Hearing – Cannabis Ordinance
  - a. Discussion & Action Anticipated
5. Public Comment
6. Old Business
  - a. Town Updates – Managers Report
7. Closing Comments
8. Adjournment

MEETING MINUTES  
WARSAW PLANNING COMMISSION  
REGULAR MEETING  
APRIL 2, 2026

The Warsaw Planning Commission held its regular meeting on Thursday, April 2, 2026, at 6:00 p.m. in the Council Chambers at 78 Belle Ville Lane, Warsaw, Virginia. Members present: Ogle Forrest, Carey Allen, Molly Barbee, and Daphne Palmore. Members absent: Chris Evans, Belinda Reynolds, and Regis Slaw.

Town staff present: Assistant Town Manager Melissa Coates and Planning Commission Secretary Ryleigh Garrison.

Also present: One other person was present in the Council Chambers.

CALL TO ORDER

Chairwoman Barbee called the meeting to order at 6:00PM and then led the Pledge of Allegiance.

ELECTION OF OFFICERS

Chairwoman Barbee conducted the annual election of officers, beginning with the nomination for Chairman. Councilwoman Palmore nominated Chairwoman Barbee for reelection, and the nomination was seconded by Commissioner Allen. There were no other nominations and Commissioner Barbee was elected to the position of Chairperson with the following votes.

Molly Barbee	Aye	Ogle Forrest	Aye
Daphne Palmore	Aye	Carey Allen	Aye

Chairwoman Barbee opened the floor to nominations for Vice-Commissioner. Councilwoman Palmore nominated Commissioner Forrest as Vice-Chairman. The nomination was seconded by Commissioner Allen. There were no other nominations. After Chairwoman Barbee closed the floor to nominations, Commissioner Forrest was elected to the position with the following votes.

Molly Barbee	Aye	Ogle Forrest	Aye
Daphne Palmore	Aye	Carey Allen	Aye

Chairwoman Barbee opened the floor to nominations for Secretary. Vice-Chairman Forrest nominated Ryleigh Garrison as secretary. The nomination was seconded by

Councilwoman Palmore. There were no other nominations. After C.W. Barbee closed the floor to nominations, Ryleigh Garrison was elected to the position with the following votes.

Molly Barbee	Aye	Ogle Forrest	Aye
Daphne Palmore	Aye	Carey Allen	Aye

**APPROVAL OF CONSENT AGENDA**

Councilwoman Palmore made the motion to approve the agenda and meeting minutes from October of 2025. The motion was seconded by Vice-Chairman Forrest and carried the following votes.

Molly Barbee	Aye	Ogle Forrest	Aye
Daphne Palmore	Aye	Carey Allen	Aye

**Public Hearing – ProSafe Acquisitions LLC - Conditional Use Permit Request to Allow Self Storage & Mixed-Use Commercial in a C-3, Light Industrial Zone**

Mrs. Coates opened the public hearing regarding a Conditional Use Permit application submitted by Pro Safe Acquisition, LLC for the development of a self-storage facility with a mixed-use commercial component. Proper notice was confirmed. No public comments were made, and the hearing was closed.

Members reviewed the application and conceptual plan. Commissioners discussed fencing, landscaping, buffering, and lighting requirements. Vice Chairman Forrest made a motion to move forward the CUP with recommendations of, and other characteristics as discussed by the Town Council. The motion was seconded by Councilwoman Palmore and carried the following votes.

Molly Barbee	Aye	Ogle Forrest	Aye
Daphne Palmore	Aye	Carey Allen	Aye

**PUBLIC COMMENT**

Commissioner Barbee opened the floor for public comments. There being none, Commissioner Barbee closed the public comment portion of the meeting.

**Old Business - Town Updates – Managers Report**

Mrs. Coates provided updates on space of land for sold and spaces that have been sold, the groundbreaking for RCC, basketball court construction, 74 Main Street, new apartment construction, Old Hickory Sheds new location, and beautification projects.

New Business

Cannabis Ordinance – Proposed Language & Discussion

Staff provided an overview of proposed ordinance language required to comply with State legislation. The topic is being moved to Old Business for the next meeting. No action was taken.

Capital Improvement Plan

Mrs. Coates introduced the Capital Improvement Plan, by discussing that all aspects of the plan have been budgeted for and all requests with the plans have been approved. A motion was made to recommend approval of the Capital Improvement Plan by Councilwoman Allen. The motion was seconded by Vice-Chairman Forrest and carried the following votes.

Molly Barbee	Aye	Ogle Forrest	Aye
Daphne Palmore	Aye	Carey Allen	Aye

CLOSING COMMENTS

- Ogle Forrest: Stated that the Town looked great, and that the Town Staff, especially public works, is doing great work. Mr. Forrest congratulated Chairwoman Barbee on her renomination and stated he was looking forward to working with her.
- Molly Barbee: Stated she was thankful to the Towns crews and staff. Additionally, she congratulated Vice-Chairman Forrest on his nomination and stated she was looking forward to working with him.

There being no further business, the meeting was adjourned at approximately 7:06 PM.

Ryleigh Garrison

Submitted by: Ryleigh Garrison, Planning Commission Secretary

## PUBLIC NOTICE

Section 4, Item a.

The Planning Commission of the Town of Warsaw will conduct a public hearing on Thursday, May 7, 2026, at 6:00 p.m., or as soon thereafter as the matter may be called on the agenda, in Town Council Chambers in the Town offices, 78 Belle Ville Lane, Warsaw, VA, for the purpose of receiving comments from the public on the proposed amendment of the Town's Development Management Ordinance to adopt regulations concerning cannabis microbusinesses or cannabis retail stores, as well as to define areas within the Town where such uses would be prohibited. After the public hearing, the Planning Commission may consider recommendations to Town Council concerning the proposed ordinance. Members of the public are invited to attend and express their views.

Warsaw Town Council will conduct a public hearing on Thursday, May 14, 2026, at 6:00 p.m., or as soon thereafter as the matter may be called on the agenda, in Town Council Chambers in the Town offices, 78 Belle Ville Lane, Warsaw, VA, for the purpose of receiving comments from the public on the proposed amendment of the Town's Development Management Ordinance to adopt regulations concerning cannabis microbusinesses or cannabis retail stores, as well as to define areas within the Town where such uses would be prohibited. The proposed ordinance would establish the required local sales tax rates for such businesses at 3.5% of taxable sales. Members of the public are invited to attend and express their views.

Information regarding the above may be examined at the offices of the Town Manager, 78 Belle Ville Lane, Warsaw, Virginia during normal business hours, 8:30 a.m. to 4:30 p.m., Monday through Friday. Additional information can be obtained by telephone at (804) 333-3737.

## ARTICLE 3. Zoning

### Section 3-4-2. Uses permitted and conditionally permitted by zoning district.

EXHIBIT 5

PERMITTED AND CONDITIONALLY PERMITTED USES BY ZONING DISTRICT

Use	R-1	R-12	R-18	C-1	C-2	C-3	M-1	CBPA	TT
<i>COMMERCIAL, OFFICE AND SERVICE</i>									
Cannabis Retail Store		CUP	CUP	CUP	CUP*	CUP			
<i>INDUSTRIAL</i>									
Cannabis Cultivation Facility					CUP	P	P		
Cannabis Microbusiness						CUP	CUP		
Cannabis Processing Facility					CUP	P	P		
Cannabis Testing Facility					CUP	P	P		

\*Administrative CUP in accordance with DMP-a.

### Section 3-4-12. Cannabis Retail Store.

- (A) **Effective Date.** This Section shall become effective January 1, 2027.
- (B) **State License Required.** A valid license issued by the Virginia Cannabis Control Authority shall be maintained at all times. Evidence of such license shall be provided to the Zoning Administrator upon request.
- (C) **Tax Rate:** The local retail tax rate is set at 3.5% of all gross sales.
- (D) **Hours of Operation.** Hours of operation shall be limited to 9:00 a.m. to 9:00 p.m., Monday through Saturday. No Sunday operations shall be permitted.
- (E) **Distance Between Uses.**
  - (1) **Measurement of Distance.** All distances specified in this Section shall be measured from the property line of the subject parcel to the nearest property line of the use specified in (D)(2), below.
  - (2) **Minimum Distance.**
    - (i) No Retail Cannabis Store shall be located within 1,000 ft. of:
      - (a) Places of religious worship;
      - (b) Hospitals;
      - (c) Colleges, universities, and vocational training schools;
      - (d) Public or private primary or secondary schools;
      - (e) Public or private playground;

- (f) Child day cares;
- (g) Substance use treatment facilities;
- (h) Federal, state, or local government-operated facility; or
- (i) Another Cannabis Retail Store or Cannabis Microbusiness.

**(F) General Standards.**

- (1) All Cannabis Retail Store operations shall be located within a fully enclosed building. There shall be no outdoor display or storage of cannabis or cannabis related products.
- (2) On-site consumption of cannabis products shall be prohibited.
- (3) There shall be no emission of dust, fumes, vapors, or odors detectable to adjacent properties.
- (4) Blackout windows shall be prohibited on any façade. Window signage, decals, or coverings shall not exceed 30% of the total window area on any façade facing a public street.

**Section 3-4-13. Cannabis Microbusiness.**

- (A) **Effective Date.** This Section shall become effective January 1, 2027.
- (B) **State License Required.** A valid license issued by the Virginia Cannabis Control Authority shall be maintained at all times. Evidence of such license shall be provided to the Zoning Administrator upon request.
- (C) **Hours of Operation.** Hours of operation shall be limited to 9:00 a.m. to 9:00 p.m.
- (D) **Distance Between Uses.**
  - (1) **Measurement of Distance.** All distances specified in this Section shall be measured from the property line of the subject parcel to the nearest property line of the use specified in (D)(2), below.
  - (2) **Minimum Distance.**
    - (i) No Cannabis Microbusiness shall be located within 1,000 ft. of:
      - (a) Places of religious worship;
      - (b) Hospitals;
      - (c) Colleges, universities, and vocational training schools;
      - (d) Public or private primary or secondary schools;
      - (e) Public or private playground;
      - (f) Child day cares;
      - (g) Substance use treatment facilities;

- (h) Federal, state, or local government-operated facility; or
- (i) Another Cannabis Microbusiness or Cannabis Retail Store.

**(E) General Standards.**

- (1) On-site consumption of cannabis products shall be prohibited.
- (2) There shall be no emission of dust, fumes, vapors, or odors detectable to adjacent properties from any cultivation, processing, or retail operations.
- (3) Outdoor display, storage, or sales of cannabis or cannabis-related products shall be prohibited.

**(F) Cultivation Standards.**

- (1) Indoor cultivation shall not exceed a canopy of 70,000 sq. ft., or as otherwise stated in CCA (Cannabis Control Authority) regulations.
- (2) Outdoor cultivation shall not exceed a canopy of 10,000 sq. ft., or as otherwise stated in CCA (Cannabis Control Authority) regulations.

**(G) Processing Standards.**

- (1) All processing operations shall be conducted indoors within a fully enclosed building and shall meet the performance standards of Section 4-15.

**(H) Retail Operations.**

- (1) All retail operations shall be located indoors within a fully enclosed building.
- (2) Blackout windows shall be prohibited on any façade. Window signage, decals, or coverings shall not exceed 30% of the total window area on any façade facing a public street.

**Section 3-4-14. Cannabis Cultivation, Processing, or Testing Facility.**

- (A) **Effective Date.** This Section shall be effective January 1, 2027.
- (B) **State License Required.** A valid license issued by the Virginia Cannabis Control Authority shall be maintained at all times. Evidence of such license shall be provided to the Zoning Administrator upon request.
- (C) **General Standards.**
  - (1) All operations shall be conducted indoors within a fully enclosed building and shall meet the performance standards of Section 4-15.
  - (2) Facilities shall incorporate and maintain adequate control measures such that no odors, fumes, vapors, dust, or other emissions are detectable from adjacent properties.
  - (3) There shall be no outdoor storage of equipment or cannabis waste.

- (4) Maximum cultivation canopy area shall not exceed the limits authorized under the applicable state-issued license.

**(D) Lighting.**

- (1) Exterior lighting shall be fully shielded and directed inward to prevent glare beyond the property line.
- (2) Interior high-intensity lighting used for plant cultivation shall be screened or otherwise shielded to prevent glare and light trespass beyond the property line.

- (E) Security.** A security fence with minimum height of 6 ft. is required.

**(F) Water Usage.**

- (1) Facilities utilizing public water shall submit an estimate of projected water demand as part of the application. Approval shall be contingent upon confirmation by the Director of Public Works that adequate system capacity is available.
- (2) Facilities utilizing a private water source shall provide documentation of well permit approval from the Virginia Department of Health.

## **ARTICLE 5. Definitions**

### **Section 5-3. Definitions.**

**Cannabis.** Any part of a plant of the genus *Cannabis*, whether growing or not; its seeds or resin; and every compound, manufacture, salt, derivative, mixture, or preparation of such plant, its seeds, its resin, or any extract containing one or more cannabinoids, as provided in Code of Virginia § 4.1-600.

**Cannabis Canopy.** The space used by a licensed operator to produce flowering cannabis plants, including areas between plants, pathways, walkways, and empty space between rows that allow for airflow, light, growth, access for watering, trimming, and other activities associated with marijuana cultivation, as provided in Code of Virginia § 4.1-600.

**Cannabis Cultivation Facility.** A facility licensed under Code of Virginia § 4.1-800 for the planting, propagation, cultivation, and harvesting of cannabis plants. This term does not include processing, testing, or retail operations.

**Cannabis Microbusiness.** A facility licensed under Code of Virginia § 4.1-803 that is permitted to conduct onsite:

- Cultivation in accordance with Code of Virginia § 4.1-800;
- Processing in accordance with Code of Virginia § 4.1-801; and
- Retail operations in accordance with Code of Virginia § 4.1-802.

**Cannabis Processing Facility.** A facility licensed under Code of Virginia § 4.1-801 for the extraction, processing, compounding, manufacturing, or packaging of cannabis or cannabis-related products,

including the production of concentrates, infused products, and other cannabis goods. This term does not include cultivation, testing, or retail operations.

**Cannabis Retail Store.** A facility licensed under Code of Virginia § 4.1-802 that is authorized to purchase or take possession of retail cannabis, retail marijuana products, immature cannabis plants, or cannabis seeds from a cannabis cultivation facility, cannabis manufacturing facility, or cannabis wholesaler and to sell retail cannabis, retail cannabis products, immature cannabis plants, or marijuana seeds to consumers. This term does not include cultivation, processing, or testing operations.

**Cannabis Testing Facility.** A facility licensed under Code of Virginia § 4.1-806 that is authorized to develop, research, or test cannabis and cannabis products. This term does not include cultivation, processing, or retail operations.

As of May 6, 2026, **Governor Abigail Spanberger has not signed the major recreational cannabis retail bill** (SB 391/HB 520) passed by the Virginia General Assembly, which aims to establish a legal, commercial, adult-use marijuana market.

Here is the current status of the legislation as of early May 2026:

- **Action Taken:** Instead of signing the bill, Spanberger originally sent it back to the legislature with amendments to delay the market launch from January 1, 2027, to July 1, 2027, reduced the number of initial licenses, and increased taxes.
- **Lawmakers Rejected Changes:** On April 22, 2026, the General Assembly rejected her amendments, returning the original bill back to her desk.
- **Current Status:** The bill remains on her desk. She now has to decide whether to sign the original bill or veto it.

**What does this mean for the Town of Warsaw and the current proposed ordinance language?** The good news is that we will be ahead of the game. Yes, we will need to amend the language to accurately reflect the actual Bill signed by the Governor. The appropriate State Code will have to be referenced in our ordinance manual as well.