



Planning Commission Meeting Agenda

April 03, 2025 at 6:00 PM

Council Chambers - 78 Belle Ville Lane

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Consent Agenda**
 - [a.](#) Agenda
 - [b.](#) Minutes – February 2025
4. **Public Hearing - RCC Educational Foundation - Conditional Use Permit**
 - [a.](#) Request to Operate Vocational Training Facility in a R-12, Residential/Office Zone
5. **Public Comment**
6. **Old Business**
 - a. Town Project Updates
 - b. Planning Commissioners Class Update
7. **New Business**
 - a. Public Hearing - RCC Educational Foundation - Conditional Use Permit
 - i. Discussion & Action Anticipated
8. **Closing Comments**
9. **Adjournment**



Planning Commission Agenda

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MINUTES
WARSAW PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 6, 2025– 6:00 P.M.

The regular meeting of Warsaw Planning Commission was held Thursday, February 6, 2025, at 6:00 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Commission Members Present: Chairwoman Molly Barbee, Vice-Chairwoman Regis Slaw, Town Council Liaison Daphne Palmore, Carey Allen, Ogle Forrest, Chris Evans, Belinda Reynolds. No Commissioners were absent from this meeting.

Town staff present were Assistant Town Manager Melissa Coates, and Finance Manager Elizabeth Davis.

Public: Cliff Mullins, Gregory Packett

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chairwoman Barbee called the meeting to order and led in the Pledge of Allegiance at 6:00 p.m.

ELECTION OF OFFICERS

Chairwoman Barbee opened the floor for Election of Officers. Vice-Chairwoman Slaw nominates Molly Barbee. Molly Barbee accepts nomination. Daphne Palmore and Carey Allen seconded the motion, carried by the following votes:

Regis Slaw	Aye	Daphne Palmore	Aye
Carey Allen	Aye	Belinda Reynolds	Aye
Chris Evans	Aye	Ogle Forrest	Aye

No other nominations. Floor closed.

Open the floor to nomination for Vice-Chairman. Carey Allen nominates Regis Slaw. Regis Slaw accepts nomination. Daphne Palmore seconded the motion, carried by the following votes:

Carey Allen	Aye	Molly Barbee	Aye
Chris Evans	Aye	Belinda Reynolds	Aye
Daphne Palmore	Aye	Ogle Forrest	Aye

No other nominations. Floor closed.

Open the floor to nomination for Secretary. Daphne Palmore nominates Elizabeth Davis. Elizabeth Davis accepts nomination. Regis Slaw seconded the motion, carried by the following votes:

Molly Barbee	Aye	Daphne Palmore	Aye
Regis Slaw	Aye	Ogle Forrest	Aye
Carey Allen	Aye	Belinda Reynolds	Aye
Chris Evans	Aye		

No other nominations. Floor closed.

APPROVAL OF CONSENT AGENDA

Vice-Chair Slaw motioned to approve the agenda as presented. The motion was seconded by Commissioner Palmore and carried with the following votes.

Regis Slaw	Aye	Daphne Palmore	Aye
Carey Allen	Aye	Molly Barbee	Aye
Chris Evans	Aye	Ogle Forrest	Aye
Belinda Reynolds	Aye		

PUBLIC COMMENTS

Chairwoman Barbee opened the floor for Public Comment.

Clifford Mullin, County resident, cited he strongly approves Town giving Gregory Packett the go ahead with Rhodes Place & Broadus Creek Development project with the understanding of a 3rd party study on the infrastructure is needed. And following through with inspection of structures with the Fire Department and sprinklers. Specifically, at Midtowne Apartments having sprinkler options and possibly a tanker truck.

Fully support the Health Facility for Rappahannock Community College.

Gregory Packett stated that the fire sprinklers cover all three levels of Midtowne apartments. They are auto sprinklers and serviced and inspected yearly, per code.

No further comments were received from the public and Chairwoman Barbee closed the public comment portion.

OLD BUSINESS

A. Rhodes Place & Broadus Creek Development:

Commissioner Forrest addressed concerns about the size of the project, maintaining roadways if population exceeds 3500 and taxpayers’ responsibility in offsetting cost. He is for the growth of the Town, but states there need to be balance.

Mr. Packett stated in his opinion forecasting ahead of time and budgeting based on what VDOT spends on secondary roads. He believes that with more tax revenue and savings from trash pick-up will help to cover cost.

Commissioner Slaw motioned to approve Phase 1 of Rhodes Place & Broaddus Creek Development as presented with the condition that an impact study be required as part of the Phase II plan submittals: specifically focusing on the financial impacts to the following: Water and Wastewater Infrastructure, Public Transportation & Safety, and Public Schools & Recreational Facilities.

The motion was seconded by Commissioner Forrest and carried with the following votes:

Regis Slaw	Aye	Daphne Palmore	Aye
Carey Allen	Aye	Molly Barbee	Aye
Chris Evans	Aye	Ogle Forrest	Aye
Belinda Reynolds	Aye		

Commissioner Palmore will convey the information at the next Council Meeting.

Commissioner Allen asked about the time frame on impact study. Assistant Town Manager Coates stated 2-3 months.

Assistant Town Manager Melissa Coates gave Commission members information regarding a Certified Planning Commission course that is available if anyone is interested.

TOWN UPDATES

Assistant Town Manager Coates reported that the FY26 budget is coming to close and will be presented to Council.

The housing project has gone out to bid. A management team meeting is scheduled for February 18,2025. PDC and Bay Aging are overseeing applications.

The new business, Rise n’ Set Provisions, owned by Heather Taylor Hulbert, is to open March 1st. Play n Fun hopefully to open in Spring 2025.

NEW BUSINESS

Rappahannock Community College Health Science Facility
BZA will meet to reduce setbacks for health science facility. Needs to be approved to R12 and conditional use permit completed. March 6 forum tentatively planned.

Commissioner Forrest – overall great for community.

CLOSING COMMENTS

Commissioner Forrest stated it was a pleasure to be here with you and serve the town.
Commissioner Evans stated he appreciates being a part of the town.

There being no further business Chairwoman Barbee adjourned the meeting at 6:41 p.m.

Submitted by: Elizabeth Davis, Secretary

PUBLIC NOTICE

Notice is hereby given that a Conditional Use Permit is petitioned [redacted] Section 4, Item a. [redacted] hnock Community College [redacted] to allow for the operation of a proposed Vocational Training Facility on Tax Map 16A3(A)24. The proposed development is located within a R-12, residential/office district which allows for the proposed use and development with an approved conditional use permit and public hearing.

The Warsaw Planning Commission and Town Council will hold Public Hearings during their regularly scheduled meetings at 6:00 P.M. Thursday, April 3rd, and April 10th, 2025, respectively, at the Warsaw Town Council Chambers, 78 Belle Ville Lane, Warsaw, VA 22572. Following the Public Hearings, action on the permit application is anticipated. A copy of the existing zoning map and proposed changes are available at Town Hall.

Questions or special accommodations [redacted] 7 [redacted] to attend public hearings should be directed to Joseph Quesenberry, Town Manager, at jquesenberry@town.warsaw.va.us, 804-333-3737.