

MINUTES
WARSAW PLANNING COMMISSION
REGULAR MEETING
May 4, 2023

The regular meeting of the Warsaw Planning Commission was held Thursday, May 4, 2023, at 6:00pm in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Commission members **present** were as follows: Chairwoman Elizabeth Franklin, Carey Allen, Daphne Palmore, and Council Liaison Mary Beth Bryant.

Town staff present were Assistant Town Manager Melissa Coates and Secretary Morgan Rose.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chairwoman Franklin called the meeting to order and led in the Pledge of Allegiance at 6:00pm.

APPROVAL OF CONSENT AGENDA

Council Liaison Braynt moved to approve the consent agenda. The motion was seconded by Commissioner Allen and carried with the following votes:

Elizabeth Franklin	Aye
Carey Allen	Aye
Mary Beth Bryant	Aye
Daphne Palmore	Aye

PUBLIC HEARING

Public Hearing for Planning Commission is scheduled for June 1.

Public Hearing for Town Council is scheduled for June 8.

No further comments were received from the public and Chairwoman Franklin closed the public comment portion of the public hearing.

OLD BUSINESS

- A. Comprehensive Plan Update: Upcoming session will be May 9 at 11:30am. Assistant Town Manager Coates stated she sent everyone an email with the packet included and asked if anyone had any questions or concerns to please write them down and let her know.
- B. Town Revitalization Updates: Mrs. Coates pointed out that the hanging baskets have been put up throughout Main Street. 74 Main is moving along, but Mrs. Coates stated the PER is taking longer than expected. Once they get the particulars lined up, they will send it back out to bid. There will be one restaurant space and will be community market focused. Mrs. Coates stated they are waiting on the last easement for the Tap Project. It should go to bid in June. Mrs. Coates went on to say that the Health Care Training Facility will be going up beside the Chinn House. The Saddlery is starting a memorial garden. They will be selling the memorial bricks for

veterans and first responders. Friends of the Library will occupy the Saddlery building. Little River Seafood will have a soft opening on May 5.

NEW BUSINESS

- A. Proposed Rezone Request by Warsaw LLC & Proposed Land Use: Assistant Town Manager Coates stated that she will be going over the rezone portion of the presentation and Kim, from Style Craft, will be going over the land use portion. There are 6 parcels that are involved in the rezone. Some of the parcels are a combination of R1 and C2. The request is to rezone these parcels to R12. Kim from Style Craft stepped in and stated the access points into the development will be Route 3 and Richmond Road. There are currently 201 home sites in the plan. That is including 73 villa homes and 128 single family homes. The community features include sidewalks, the Enchanted Forest Park potential, 3 different style homes, and professionally managed. The villa homes will range from 1,350 to 1,800 square feet. The single-family homes will range from 1,600 to 2,400 square feet. Kim went on to list the benefits this would have for Warsaw: will keep the community vibrant, will carry on revitalization efforts, quality homes, will support businesses, and will bring new business. Kim took time to answer some of the Commission's concerns.

Mrs. Coates welcomed new member Daphne Palmore.

CLOSING COMMENTS

No closing comments.

There being no further business, Chairwoman Franklin adjourned the meeting at 6:46pm.

Submitted by: Morgan V. Rose, Secretary