

TOWN OF WARSAW, V.A.

Public Notice

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended, the Warsaw Town Council and Planning Commission will hold a Joint Public Hearing on Thursday, August 14th, 2025 at 6:00 P.M. in the Robert W. Lowery Municipal Building located at 78 Belle Ville Lane to consider the request of Warsaw L.L.C. to amend their previously approved General Development Plan and Rezoning Application, Phase I for the proposed Rhodes Place and Broadus Creek Subdivision lying between Wallace Street, Route 360, and Route 3 or Tax Map Parcels 16A4(A)48, 16A4(A)59, 16A4(6)10, 16A4(A)77, 16A4(A)79, 16A4(A)80. The proposed modification consists of a reduction in overall density by sixty-six residential units, specifically removing all planned apartment units and replacing them with additional single-family dwellings. Following the Public Hearing action is anticipated. A copy of the existing zoning ordinance and proposed development are available at Town Hall.

Questions may be directed to the Town Office between 8:30 A.M. and 4:30 P.M., Monday through Friday by calling (804) 333-3737 or by emailing Joseph Quesenberry, Town Manager, at jqquesenberry@town.warsaw.va.us. All interested parties will be heard at the hearing or written statements may be sent to Town of Warsaw, P.O. Box 730, Warsaw, VA 22572 and will be presented at the hearing.



Town of Warsaw
 78 Belle Ville Lane
 Warsaw, Virginia 22572
 Phone: (804) 333-3737
 www.townofwarsaw.com

Office use:
 Date: 7-17-25
 Received by: T. Code
 Plan Number: _____
PLAN AMENDMENT

SITE DEVELOPMENT PLAN REVIEW APPLICATION

RHODES PL / BROADUS CREEK

Is your site a major development plan? (circle the appropriate answer)

Is this new construction? Yes No Is this expansion greater than 2,500 Sq. Ft.? Yes No

Are any of the following required:

Erosion and Sediment control plan? Yes No Stormwater Management Permit? Yes No

Relocation or extension of public utilities? Yes No A Traffic Impact Analysis? Yes No

If you answered YES to any of these questions, then you must apply for a Major Site Development Review.

Plan Type:

- Major Site Development Review (greater than 2,500 sq. ft. or yes to any of the above items) - \$300 fee
- Minor Site Development Review or Subdivision - \$200 fee
- Re-submittal of Plan or Amendment to Existing - \$250 fee
- Boundary Line Adjustment - \$150 fee

Site Information:

Physical Address: RHODES PLACE / BROADUS CREEK Subdivision

Legal Description: 16A4(A)48, 16A4(A)59, 16A4(A)76, 16A4(A)77, 16A4(A)79, 16A4(A)10

Tax Map #(s): _____ Present Zoning: R-12 TT Present Use: _____

Is the Project Located in an Overlay District? If so, name it, if no then, state no: Traditional Town

Proposed Use: _____

Project Description: 255 Building Lots w. the amenities

Residential	Non-Residential (circle one)		
Type of Unit(s): <u>90 single Family + 105 Attached</u>	Commercial	Industrial	Public/Civic
Number of Building(s): <u>single Family</u>	Number of Building(s): _____		
Square Footage of Building(s): _____	Square Footage of Building (s) _____		
Size of Site: <u>62.54 +/- AC</u>	Size of Site: _____		
Amount of Disturbed Area: _____	Amount of Disturbed Area: _____		

Applicant Information:

Property Owner: Warsaw, LLC
Address: P.O. Box 28 Tappahannock, VA 22560
Email: packett74@gmail.com Phone #: 804-450-7435
*Applicant Name: _____
Address: _____
Email Address: _____ Phone #: _____

**If applicant is not the property owner then, Power of Attorney or other form of Owner's consent is required.*

Licensed Professional: (Professional Engineer or Land Surveyor)

Firm Name: AES Contact Name: Garvin Robey
Address: 4120 Cox Rd, Suite D
Phone #: (804) 330-8040 ext. 1207 Email: garvin.robey@aesva.com
Professional License #: _____

Signature: _____
I the undersigned certifies that the foregoing information is true and correct to the best of my knowledge and belief; with the understanding that any incorrect information submitted may result in a delay of processing. I hereby authorize the Town of Warsaw to review this request, visit the site, and contact any appropriate design professional in relation to questions generated as a result of the review.

Print Name: Gregory J. Packett
Signature: [Signature] Date: 7/16/25

Who shall be the primary contact? (circle one) Owner Applicant Licensed Professional

For Office Use Only
Received by: [Signature] Date: 7/17/25 Fee Paid: Y N
Plan Number: _____
Complete: Yes No Date: _____
If no, what needs to be added: See attached letter -
Other comments: Public Hearing Required - Set 8/14/25



Town of Warsaw
78 Belle Ville Lane
Warsaw, Virginia 22572
Phone: (804) 333-3737
www.townofwarsaw.com

PROCEDURE FOR FILING MINOR OR MAJOR SITE DEVELOPMENT APPLICATION

1. PRE-APPLICATION MEETING

Prior to submitting the application, each applicant must hold a pre-application meeting with town staff to discuss the procedures, standards and regulations required for development approval. This meeting will provide basic information on the Town's Site Development process and will help to identify any problems that could adversely affect review and approval of the development plan. Call 804-333-3737 to schedule a pre-application meeting.

2. APPLICATION SUBMITTAL REQUIREMENTS

- Minimum of five (5) copies of the completed Site Development Application
- Site Development Fee
- Site Plan Checklist
- Minimum of five (5) copies of the site plan and two (2) copies of the storm water management calculations. Site plans shall be prepared and certified by a qualified licensed professional. Qualified professionals include Registered Architect, Professional Engineers, Certified Land Surveyors and Certified Landscape Architects. There are separate fees associated with storm water management, land disturbance, public utilities and erosion and sediment control permits.

3. REVIEW PROCESS

- Applications may be submitted for review at any time during normal business hours to the Community Development Department.
- The application and site plan will be logged by staff and reviewed for completeness at the time of submittal. Applicants will be notified within 10 business days if the application is incomplete.
- If plans are determined to be incomplete, the Town will take no further steps to process the application.
- Once plans are determined to be complete, they are distributed to the appropriate departments for review.
- All comments from each department will be compiled into a consolidated letter and sent to the applicant within four weeks of the submission date. State departments have their own deadlines and may submit reviews separately.
- The applicant may make the necessary revisions and resubmit the revised plans (5 copies of the site plan and 2 copies of storm water management calculations).
- If all required corrections have been made, the site plan is approved, and the Review Staff will send an approval letter and an approved set of plans to the applicant.
- If all corrections have not been remedied, the applicant will be notified. The revision and resubmittal process will be repeated until all comments have been addressed appropriately. Please note that resubmittals are an additional fee of \$250 each.



MINOR OR MAJOR SITE DEVELOPMENT PLAN CHECKLIST:

This checklist is to be used as an aid for the applicant for submittal and staff to determine completeness.

Place a check in the box to indicate the item is included. Write N/A if the item is not applicable

Applicant	Staff	Plan Item
		Title of the project
		Name(s) of design professional
		Property owner information
		Signature panel for the agent's approval
		Zoning Classification
		The northpoint, scale, date and vicinity map
		The boundaries of the property involved, all existing property lines
		All setback lines
		All existing and proposed contours with 5 foot intervals
		All existing and proposed buildings or structures to include square footage, number of stories and type of construction
		Any proposed demolition plans and details
		All watercourses, adjacent property lines, waterways or lakes and other existing physical features in or adjoining the project, including flood hazard areas as identified by official flood insurance maps
		The location, dimensions and character of construction of existing and proposed streets, alleys, sidewalks, right-of-ways, easements, construction entrance, curbs and gutters and all curb cuts
		The location and size of existing and proposed sanitary sewers; water, gas, telephone, electric and other utility lines; culverts and other underground or overhead structures in or affecting the project, including existing and proposed facilities and easements for these facilities

Applicant	Staff	Plan Item
		All existing and proposed parking, travel lanes, driveways, entrances, exits, loading spaces, walkways and bicycle parking requirements, indicating type of surfacing, size, angle of stalls, width of aisles and a specific schedule showing the number of parking spaces provided and the number required
		Existing and proposed stormwater management facilities and erosion and sediment control measures, indicating location, size, type and grade of ditches, catch basins, and pipes, including on-site water retention and related requirements
		All existing and proposed landscaping
		Outdoor lighting plan (photometric analysis) to include all outdoor lighting systems, including luminary size, height and fixture detail
		Any information necessary to demonstrate that all construction or development will fully comply with applicable federal, state and local requirements for accessibility to the handicapped including signage placement and signage

For Office Use Only

Plan Number: _____

Complete: Yes No Reviewed by: *[Signature]* Date: 7/17/25

If no, what needs to be added: _____

_____ *Pub. Hearing Req. - Set 8/14/25* _____

Other comments: _____

TOWN OF WARSAW
 P.O. Box 730
 Warsaw, VA 22572
 (804)333 3737

P A Y M E N T

Date: 11/17/2025
 Time: 11:25 AM

RHOES PLC BROADUS CRK PLAN AMENDMNT WARSAW
 41.2 52.5 ACRES

16A4(A)48, 59, 76, 77, 79 16A4(6)10

Cash:	\$0.00
Check:	\$250.00
Charge:	\$0.00
MoneyOrder:	\$0.00
Total Fee:	\$250.00
TOTAL PAID:	\$250.00
Change Due:	\$0.00

1	300	PERMITS & FEES	\$250.00
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Operator: 3
 Receipt#: 50522

T H A N K Y O U !

TOWN OF WARSAW
 30 BEECH VILLE LANE
 PO BOX 730
 WARSAW, VA 22572

CASH RECEIPT			Date
Received From			
Address			
For			
ACCOUNT		HOW PAID	
AMT OF ACCOUNT		CASH	
AMT PAID		CHECK	
BALANCE DUE		MONEY ORDER	
		REC'D CASH	
		BY _____	
		Dollars \$ _____	

WARSAW LLC
PO Box 28
Tappahannock, VA 22560

June 26, 2025

Honorable Mayor and Members of the Town Council
Town of Warsaw
78 Belle Ville Lane
Warsaw, Virginia 22572

Re: Formal Request to Modify General Development Plan for Broadus
Creek/ Rhodes Place Subdivision

Dear Honorable Mayor and Members of the Town Council,

On behalf of Warsaw LLC, the developer of the Broadus Creek/Rhodes
Place Subdivision, we respectfully submit this formal request for a
modification to the approved General Development Plan (GDP) for the
project.

The proposed modification consists of a reduction in overall density by 66
residential units, specifically removing all planned apartment units and
replacing them with an increased number of for-sale single-family homes.
This adjustment reflects current market demands and our continued
commitment to fostering quality homeownership opportunities within the
Town of Warsaw.

Importantly, this modification maintains all existing proffers associated with
the original approval, including the trail system, clubhouse, pool, and other
recreational and community amenities that were agreed upon and
anticipated as part of the original development plan.

Furthermore, this reduction in density and shift in housing type will result in
a significantly decreased impact on existing wetlands within the subject
property. Environmental preservation remains a priority for us, and this
modification represents a meaningful step in minimizing potential disruption
to the natural landscape.

Enclosed with this letter is the Preliminary General Development Plan Modification document outlining the proposed changes in greater detail for your review and consideration.

We appreciate your attention to this request and your continued support of this important development. We look forward to working collaboratively with the Town to ensure the success of Broadus Creek/Rhodes Place and the continued growth and vitality of Warsaw.

Please do not hesitate to contact us should you need any additional information or clarification.

Sincerely,

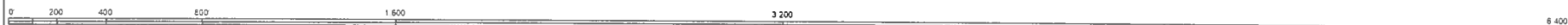
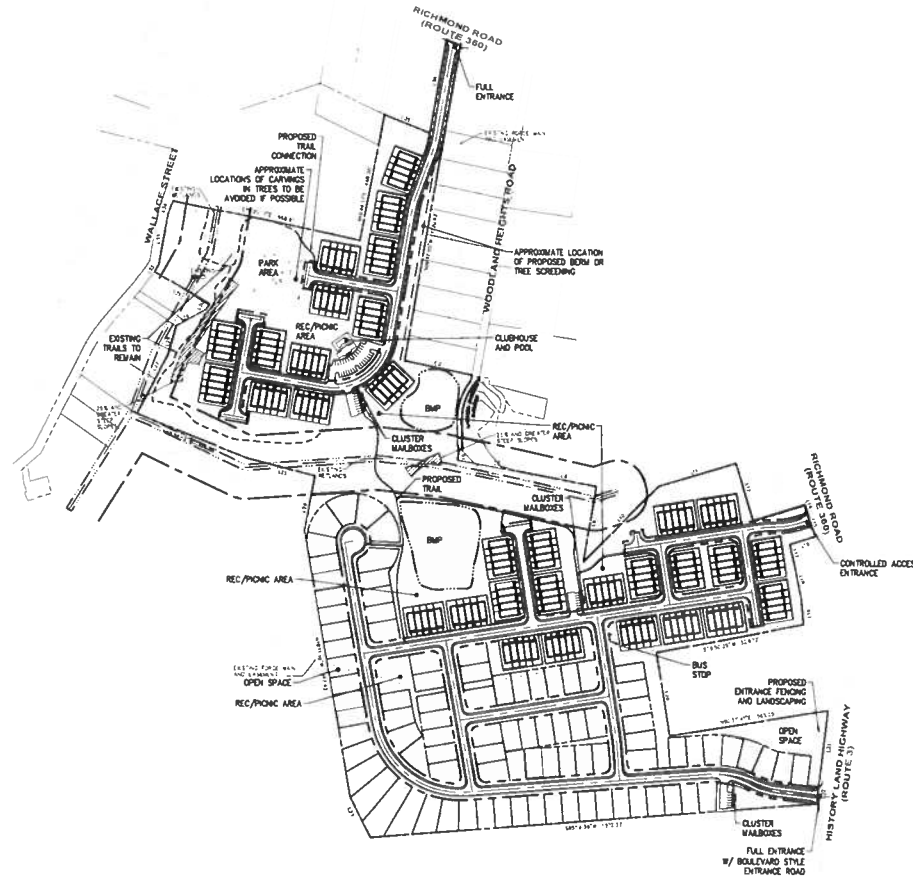
A handwritten signature in black ink, appearing to read "Gregory N. Packett", written in a cursive style.

Gregory N. Packett

PROJECT TABULATIONS

SITE AREA	=	62.5± AC
TOTAL DWELLING UNITS	=	255 UNITS
SFD LOTS	=	90 LOTS
VILLAS	=	165 UNITS

NOTES: BOUNDARY IS COMPILED (BY OTHERS) AND THE WETLANDS S-O-W-N ARE NOT CONFIRMED.



PRELIMINARY GENERAL DEVELOPMENT PLAN MODIFICATION

RHODES PLACE & BROADUS CREEK

TOWN OF WARSAW, VIRGINIA

(AES PROJECT # RI537-00 - AES PROJECT CONTACT: GAVIN ROBEY, L.A.)



DATE: JUNE 27, 2025
SCALE: 1"=200'
SHEET 1 of 1



14000 Rhodes Place, Virginia, Moore Park, VA, Sta. 14000-1400