

MINUTES
WARSAW TOWN COUNCIL
SPECIAL CALLED MEETING
JULY 22ND, 2025 – 1:00 PM

The Warsaw Town Council held a special meeting on Tuesday, July 22nd at 1:00 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Council Members Present: Mayor Randall L. Phelps, Vice-Mayor Paul G. Yackel, Rebecca Hubert, Jonathan English, Mary Beth Bryant, Ralph Self, Bobby Walters, and Daphne Palmore.

Town staff present: Town Manager, Joseph Quesenberry, Assistant Town Manager, Melissa Coates, and Executive Assistant, Ellen Copeland.

Also present: There were two other people in the council chambers, Dawn Howeth and Jeffrey Howeth.

CALL TO ORDER: Mayor Phelps called the meeting to order at 1:00 PM and then led the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA: Mayor Phelps made a motion to approve the Consent Agenda; Councilman Walters seconded the motion and carried the following votes:

Mary Beth Bryant	Aye	Paul G. Yackel	Aye
Rebecca Hubert	Aye	Jonathan English	Aye
Ralph Self	Aye		
Daphne Palmore	Aye		

PUBLIC COMMENT: Mayor Phelps asked if there were any public comments. There were none.

OLD BUSINESS: None

NEW BUSINESS: Mayor Phelps explained that the four items in new business that needed to be approved to move forward with a Public Hearing.

- a. Mayor Phelps talked about the Conditional Use Permit Application by Midtowne, LLC to allow for a mixed-use development of Limited Commercial and Multi-Family

Dwellings at Tax Map 16A4(A)71. He then explained that the purpose of the special meeting was to vote on the agenda items that had been previously approved by the Town Council. Mayor Phelps asked Town Manager, Joseph Quesenberry, if the Council could hear all New Business items before taking a vote to move forward with a Public Hearing.

- b. Mayor Phelps explained Rhodes Place & Broadus Creek Subdivision-Amendment to previously approved Phase 1 Plans (Gregory Packett) Town Manager, Joseph Quesenberry said that the original plan of 321 dwellings was to be amended to 255 dwellings. The apartments in the Phase 1 plans have been deleted. The original plan was previously approved by town council.
- c. Mayor Phelps stated that Packett Rentals, LLC, - Revere Station Apartments- requests renewal of original Conditional Use Permit. There is no change to the original plans.
- d. JDR Properties is seeking a Conditional Use Permit Application for Potential Convenience Store with Fuel. Assistant Town Manager, Melissa Coates, explained that the Conditional Use Permit was for gasoline lines, signage, survey, and lighting, to be approved to move forward with Public Meeting.

Mayor Phelps concluded that all New Business items had been presented, and the Town Council needed to vote on a Public Hearing to be held on August 14th at 6:00 PM. Mayor Phelps asked the council to make a motion. Councilwoman, Daphne Palmore made a motion and Assistant Vice Mayor, Paul Yackel seconded the motion, carrying the following votes:

Rebecca Hubert Aye

Jonathan English Aye

Ralph Self Aye

Bobby Walters Aye

Mary Beth Bryant Aye

ADJOURNMENT: Mayor Phelps thanked everyone for coming. The meeting concluded at 1:15 p.m.



Submitted by: Ellen Copeland