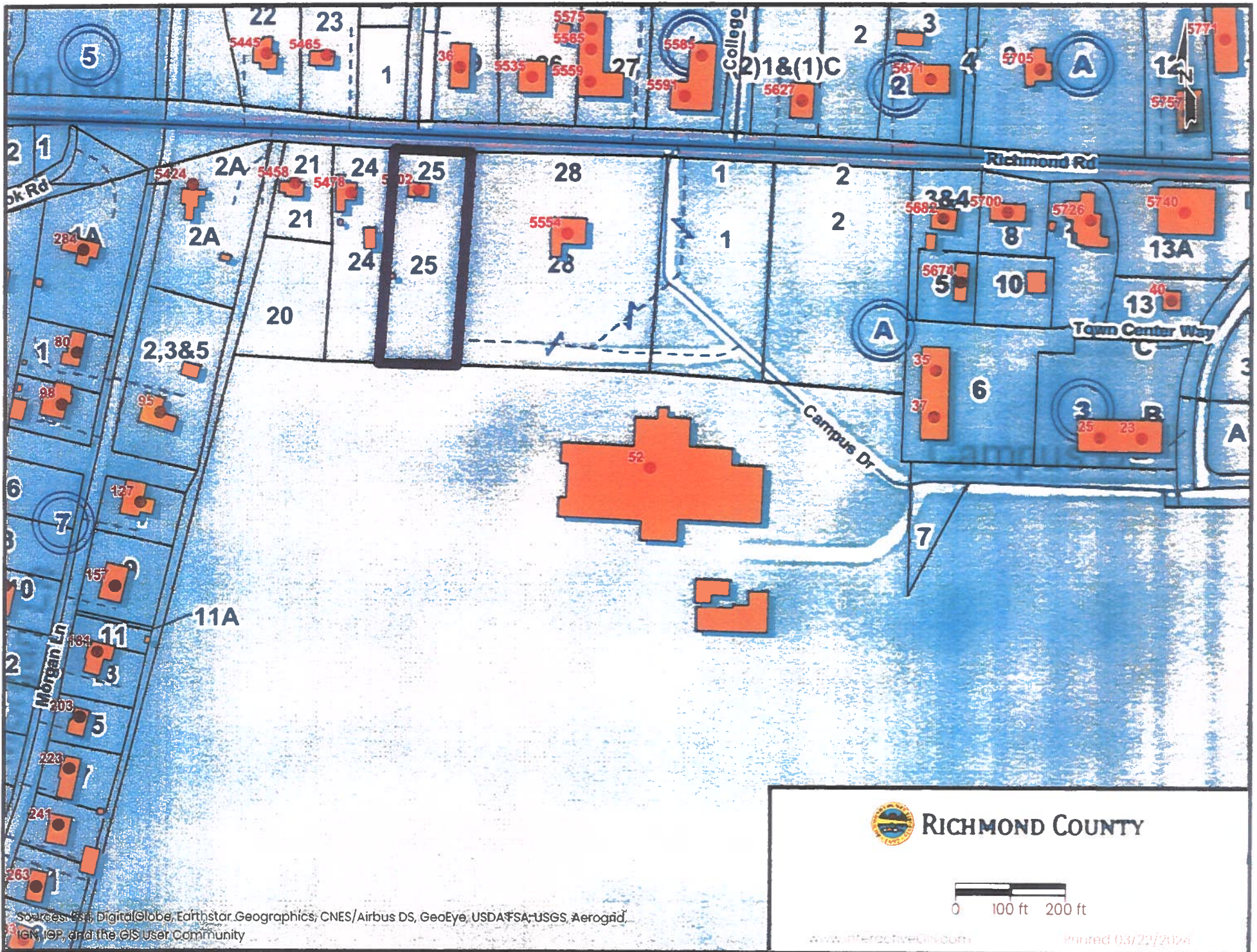


PUBLIC NOTICE

Notice is hereby given that a Conditional Use Permit is petitioned by the Rappahannock Community College Educational Foundation 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 to attend public hearings should be directed to Joseph Quesenberry, Town Manager, at jquesenberry@town.warsaw.va.us, 804-333-3737.





Town of Warsaw
78 Belle Ville Lane
Warsaw, Virginia 22572
Phone: (804) 333-3737 Fax: (804) 333-3104
www.townofwarsaw.com

Office use:
Date 3/20/25
Tax Map # 16A3-A24
Zoning District R-12
Application # CUP25-01

LAND USE AMENDMENT APPLICATION

Information must be typed or printed and completed in full.

Attach additional pages where necessary.

Part 1 – Completed by ALL applicants

Part 1A

Land Use Information:

Application Type: ☐ Amendment ☐ Appeal ☒ Conditional Use Permit
☐ Rezoning ☐ Telecommunications ☐ Tower
☐ Tower Co-location ☐ Variance

Description of Request CUP required for vocational use in R-12 zoning.

Identification of the land for the request:

Number and Street: 5502 Richmond Rd Proposed Acreage: 1.1 acres

Current Zoning: R-12 Tax Map #: 16-A3-(A)-24

Legal Description of Property (omit for zoning text amendment) – Attach if necessary: 5502 Richmond Rd

Part 1B

Property History:

List any deed restrictions, covenants, trust indentures, etc. (or copy attached); if NONE, state none: NONE

Has this property or any part thereof ever been considered for Variances, Special Use, Appeal of Administrative Decision or Amendment to the Zoning District Map before? ☒ Yes ☐ No (if no, skip to Part 1C)

Date: 3/28/24 Former Application No. VAR24-01 Former Applicant Name: Rappahannock Community College Educational Foundation, Inc. Sarah D. Pope, Executive Director

Former Applicant Address: 52 Campus Dr. Warsaw, VA 22572 Former Applicant Phone: 804-333-6705

Part 1C

Applicant Information:

Is the applicant: ☒ Property Owner (if owner skip to Part 1D) ☐ Contract Purchaser ☐ Other: _____

Name: _____ Address: _____

Phone Number: _____ E-mail: _____

If you are the agent for the property owner, do you have consent of the owner(s) attached? ☐ Yes ☐ No

Part 1D

Owner(s) Information (omit for zoning text amendment):

If the property is owned or controlled by a Land Trust or Partnership, List name and interest of ALL beneficiaries or Partners and attach evidence that the person submitting the application on behalf of the Land Trust or Partnership is authorized to do so.

Name: Rappahannock Community College
Educational Foundation, Inc. Interest: 100% Phone Number: 804-333-6705

Mailing Address: 52 Campus Dr., Warsaw, VA 22572

Name: Sarah D. Pope Interest: NONE Phone Number: 804-333-6705

Mailing Address: 52 Campus Dr., Warsaw, VA 22572

Attach additional names as necessary.

Part 2 – Complete ONLY the portion(s) pertaining to your case (as checked in Part 1A)

Part 2A

Amendment, Zoning Text – Applications for amendments to the zoning text are heard by the Planning Commission, which makes a recommendation to the Town Council. Only the Town Council has the authority to change the zoning text.

1. What section(s) of the Town code is proposed to be amended? _____
2. Attach the exact language suggested by the application to be added, deleted, or changed in the Town Code.
3. Attach a written statement, which justifies the proposed change. The statement should also identify potential positive and negative impacts (if any) of the proposed change to the applicant's property, nearby properties, and the entire community if the application is approved or if it is denied.

Part 2B

Appeal of Administrative Decision – Administrative decisions are reviewed by the Board of Zoning Appeals (BZA). Such administrative decisions may be reversed or sustained.

1. Date of administrative decision leading to the appeal: _____
2. Attach a description of the decision the administrative official made and their reasons for the decision.
3. Attach what you are specifically appealing.
4. Attach detailed reasons for this request, and why the BZA in your opinion should overrule the administrative decision.

Part 2C

Conditional Use Permit – Conditional use requests are heard by the Planning Commission, which makes a positive or negative recommendation to the Town Council. Only the Town Council has the authority to grant or deny a conditional use.

Tower/Tower Co-Location – No Public Hearing, plans and specifications required.

1. Current use of property: Vacant residential lot (no structures) _____
2. Proposed use: Proposed vocational training facility _____
3. Are development plans submitted with this application? Yes ☒ No ☐
4. Estimated completion date of project or use of property: September 2026 _____
5. Attach information concerning the use of public utilities, traffic impact, parking, signage, survey etc.
6. Summarize on a separate sheet how the proposed use will positively impact the district.

Please Note: The Town of Warsaw may grant a permit with suitable regulations and safeguards, known as conditions, as it deems appropriate. Conditional use permits are for an indefinite period unless a condition is imposed specifying a shorter duration. Such permits shall run with the land unless the Town imposes a more restrictive condition regarding succession to rights in the permit.

Part 2D

Rezoning – (Amendment to the zoning district map) – These are heard by the Planning Commission which makes a positive or negative recommendation to the Town Council. Only the Town Council has the authority to grant or deny amendments to the Zoning Map.

1. Existing Zoning: _____
2. Proposed Zoning: _____
3. Existing Use: _____
4. Proposed Use: _____
5. Are development plans submitted with this application? ☐ Yes ☐ No
6. Estimated completion date of project: _____
7. Attach information concerning the use of public utilities, traffic impact, parking, signage, survey, etc.
8. Summarize how the project relates to the Comprehensive Plan.

Part 3 – To be completed by ALL applicants

Part 3A

Affidavit – *This part of the application must be notarized. Do not sign until in the presence of a Notary Public.*

To the best of my knowledge, I hereby affirm that all information in this application and any attached material and documents are true:

Printed Name of applicant: Sarah D. Pope

Signature of applicant: *Sarah D. Pope* Date: 3-20-25

Signed and sworn before me on this: 3-20-2025

Signature of Notary: *Elizabeth Ann Davis*



Checklist:

- ✓ The required fee must accompany this application. A fee schedule is attached for your convenience. Checks must be made payable to: "Town of Warsaw Treasurer".
- ✓ Enclosed with the application a copy of the appropriate tax map with the property marked and, if available, a survey plat of the entire parcel.
- ✓ Enclose any required plans or plats
- ✓ Enclose with this application any additional information to assist with review and determination
- ✓ All pertinent sections of this form have been filled out

For Office Use Only

Received by: *McChes* Date: 4/2/25 Fee Paid: ☐ Y ☒ N WAIVED.

Complete: ☒ Yes ☐ No Date: _____

If no, what needs to be added: - Site Plan review

Date Action Taken by PC: 4-4-25 Date Action Taken by BZA: N/A

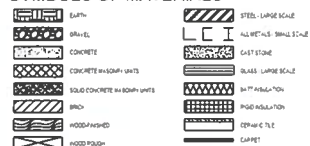
Date Action Taken by Council: 4-11-25 Final Decision: ☐ Approval ☐ Denial

Permit Fees

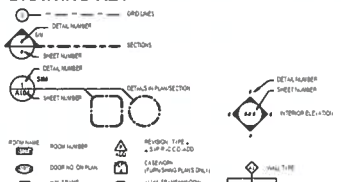
Appeal Administrative Decision	\$ 250
Amendment to Zoning Ordinance	\$ 300
Appeal	\$ 200
Conditional Use Permit	\$ 250
Rezoning	\$ 200
Variance	\$ 300
Tower or Tower Co-Location	\$1,000

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SYMBOLS OF MATERIALS



DRAWING KEY



**RAPPAHANNOCK COMMUNITY
COLLEGE - ALLIED HEALTH
WARSAW, VIRGINIA**



BOARD OF EDUCATION

OWNER

RAPPAHANNOCK COMMUNITY COLLEGE
EDUCA TION, F OUNDATION

DESIGN TEAM

ARCHITECT MEP ENGINEER LAB PLANNERS CIVIL ENGINEER STRUCTURAL ENGINEER

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Charlotte, NC 28202-4401

CLUSTER STRUCTURE

170 3rd Street NE, Suite 200
Chattanooga, TN 37403

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LIST OF DRAWINGS

TS TITLE SHEET

SD1	SCHEMATIC DESIGN
SD2	LANDSCAPE SCHEMATIC DESIGN
SD3	LANDSCAPE SCHEMATIC DESIGN RENDERING
SD4	PLANT IMAGERY BOARD

ARCHITECTURAL

A001	CODE STUDY - FIRST FLOOR
A101	FIRST FLOOR PLAN
A102	ROOF PLAN
A201	BUILDING ELEVATIONS
A401	BUILDING SECTIONS
A801	FURNITURE PLAN

STRUCTURAL

STRUCTURAL

S0 1	GENERAL STRUCTURAL NOTES
S1 0	FOUNDATION PLAN
S1 1	ROOF FRAMING PLAN
S2 0	FOUNDATION TYPICAL DETAILS
S2 1	FOUNDATION SECTIONS
S2 2	FRAMING TYPICAL DETAILS
S2 3	FRAMING SECTIONS
S2 4	BRACED FRAME DETAILS

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2nd Floor
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RAPPAHANNOCK COMMUNITY COLLEGE - ALLIED HEALTH
WARSAW, VIRGINIA

TITLE SHEET

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2/21/2024
MATIC DESIGN

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JOB NO 62275	RCC ALLIED HEALTH BUILDING DISTRICT 4 - RICHMOND COUNTY - WARSAW, VA SCHEMATIC DESIGN
SHEET NO SD	

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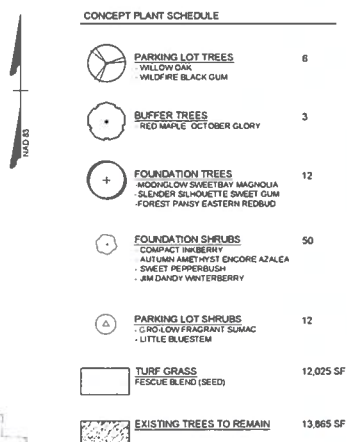
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SWEET



INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS					
* per Sec. 4-12-5 of the Richmond County Code					
PARKING LOT	REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	1 LG OR M'D SHADE TREE PER 10 PARKING SPACES	51 NEW PARKING SPACES	51/10 = 5.1 = 5.1	5 LG OR M'D SHADE TREES	6 LARGE SHADE TREES
PARKING LOT #1	2 SHRUBS PER 10 PARKING SPACES	51 NEW PARKING SPACES	51/10 = 5.1 X 2 = 10.2	10 SHRUBS	12 SHRUBS

NOTE
WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12".
ALL SITE PLANTINGS OF TREES AND SHRUBS SHALL BE ALLOWED TO REACH, AND BE MAINTAINED AT, MATURE HEIGHT. THE TOPPING OF TREES IS PROHIBITED. SHRUBS AND TREES SHALL BE PRUNED MINIMALLY AND ONLY TO SUPPORT THE OVERALL HEALTH OF THE PLANT.
A LANDSCAPE AREA WHICH IS A MINIMUM OF 10 FEET WIDE SHALL BE PROVIDED ADJACENT TO BUILDINGS.

RICHMOND ROAD - US ROUTE 360



**SCHEMATIC
DESIGN SET**

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1001 Boulders Parkway, Suite 300 | Richmond, VA 23225
TEL 804 200 6500 FAX 804 560 1016 www.tamsons.com

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DATE _____

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TIMMONS GROUP 

PRCC ALLIED HEALTH BUILDING
DISTRICT 4 • RICHMOND COUNTY • WARSAW, VA

JOB NO
62275
SHEET NO
SD

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Plant Imagery Board



Buffer Trees - Red Maple 'October Glory'



Parking Lot Trees - Willow Oak



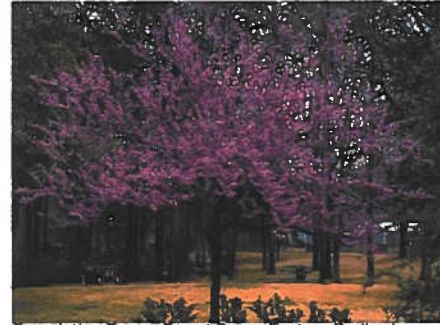
Parking Lot Trees - Wildfire Black Gum



Foundation Trees - Moonglow Sweetbay Magnolia



Foundation Trees - Slender Silhouette Sweet Gum



Foundation Trees - Forest Pansy Eastern Redbud



Foundation Shrubs - Compact Inkberry



Foundation Shrubs - Autumn Amethyst Encore Azalea



Foundation Shrubs - Sweet Pepperbush



Foundation Shrubs - Jim Dandy Winterberry

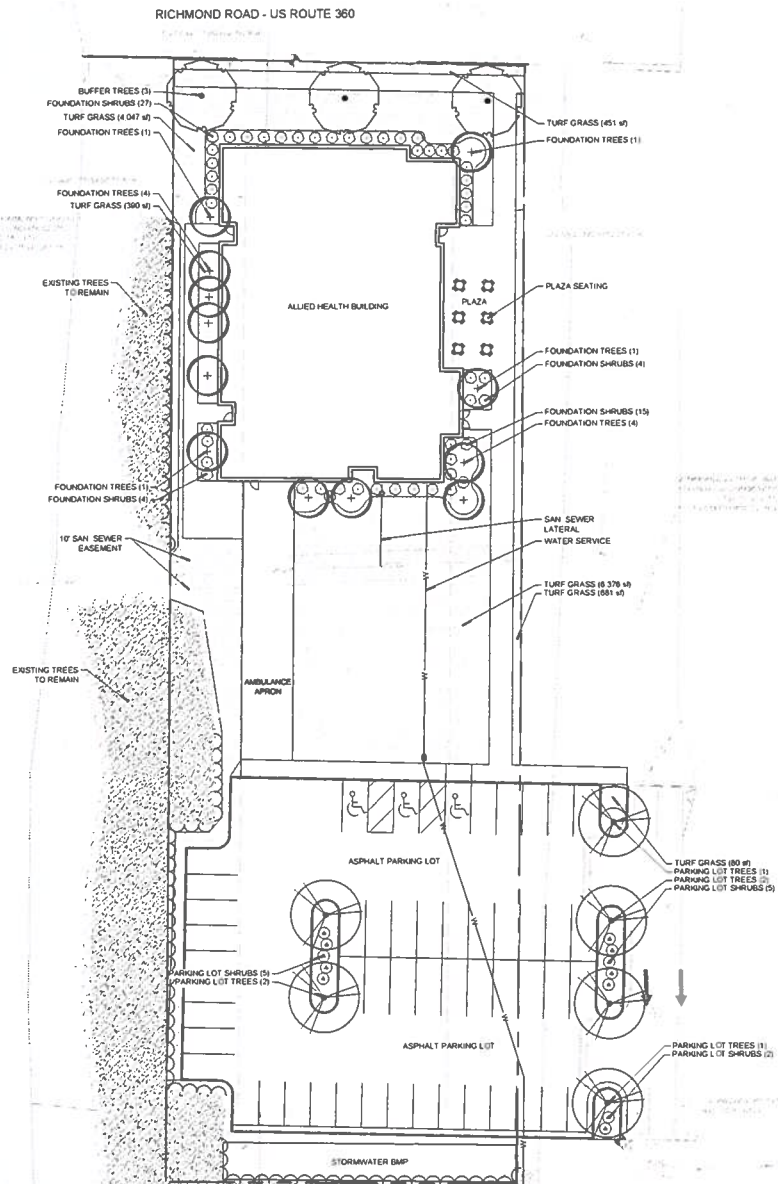


Parking Lot Shrubs - Gro-Low Fragrant Sumac



Parking Lot Shrubs - Little Bluestem

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CONCEPT PLANT SCHEDULE

	PARKING LOT TREES WILLOW DOW WILDFIRE BLACK GUM	6
	BUFFER TREES RED MAPLE OCTOBER GLORY	3
	FOUNDATION TREES MOONGLOW SWEETBAY MAGNOLIA SLENDER SILMOUETTE SWEET GUM FOREST PANSY EASTERN REDBUD	12
	FOUNDATION SHRUBS COMPACT ROSEBERRY AUTUMN AMETHYST ENCORE AZALEA SWEET PEPPERBUSH JAM CANDY WINTERBERRY	50
	PARKING LOT SHRUBS GRD-LW FRAGRANT SUMAC LITTLE BLUESTEM	12
	TURF GRASS FESCUE BLEND (SEED)	12,025 SF
	EXISTING TREES TO REMAIN	13,865 SF

INTERIOR PARKING LOT LANDSCAPE AREA REQUIREMENTS * per Sec. 4-12-5 of the Richmond County Code

PARKING LOT	REQUIREMENT	PARKING LOT AREA	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	5% GROSS PARKING AREA	18,589 SF	$18,589 \times .05 = 929.45$	929 SF	974 SF

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS * per Sec. 4-12-5 of the Richmond County Code

PARKING LOT	REQUIREMENT	PARKING LOT SPACES	CALCULATIONS	REQUIRED	PROVIDED
PARKING LOT #1	1 LG OR 1 MED SHADE TREE PER 10 PARKING SPACES	51 NEW PARKING SPACES	$51 / 10 = 5.1 = 5$	5 LG OR MED SHADE TREES	6 LARGE SHADE TREES
PARKING LOT #1	2 SHRUBS PER 10 PARKING SPACES	51 NEW PARKING SPACES	$51 / 10 = 5.1 \times 2 = 10.2$	10 SHRUBS	12 SHRUBS

LANDSCAPE AREAS ADJACENT TO BUILDING of the Richmond County Code

PARKING LOT	REQUIREMENT	BUILDING LOT AREA	CALCULATIONS	REQUIRED	CALCULATIONS	PROVIDED
BUILDING #1	1 ORNAMENTAL TREE OR 5 SHRUBS PER 200 SF OF PLANTING AREA PROVIDED	4,720 SF	$4,720 / 200 = 23.6$	24 TREES OR 120 SHRUBS	$24 \times 14 = 336 \times 5 = 1,680$	14 TREES, 50 SHRUBS

NOTE:
WHERE A PARKING AREA IS LOCATED SO THAT PARKED CARS ARE VISIBLE FROM AN OFF-SITE STREET, SHRUBS ARE TO BE INSTALLED AT A MINIMUM HEIGHT OF 12'.
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A LANDSCAPE AREA WHICH IS A MINIMUM OF 10 FEET WIDE SHALL BE PROVIDED ADJACENT TO BUILDINGS.

SCHEMATIC DESIGN SET

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REVISION DESCRIPTION

DATE

DATE
2/19/2024
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DESIGNED BY
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CHECKED BY
SW
SCALE
1" = 20'



TIMMONS GROUP

RCC ALLIED HEALTH BUILDING
DISTRICT 4 - RICHMOND COUNTY, WARSAW, VA
LANDSCAPE SCHEMATIC DESIGN

JOB NO
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SHEET NO
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