

NOTICE OF PUBLIC HEARING

The Warsaw Town Council and Planning Commission will be holding a Joint Public Hearing on Thursday, December 12th, 2024, at 6:00 PM regarding the following application:

Project Name: Rhodes Place & Broadus Creek Development

Applicant: Warsaw, LLC

Project Type: Subdivision – Conditional Rezone – 321 Total Units

Application Type: Plan of Development & Rezoning Application, Phase I

Location: Lying between Wallace Street, Route 360 and Route 3

Tax Map Parcels 16A4(A)48, 16A4(A)59, 16A4(6)10, 16A4(A)77, 16A4(A)79, 16A4(A)80

Meeting Details: Thursday, December 12th, 2024, at 6:00 PM. Warsaw Town Council Chambers located at 78 Belle Ville Lane, Warsaw, Virginia 22572.

The Warsaw Planning Commission and Town Council will hear public comments regarding said project at this meeting. Written comments to be read aloud may be submitted to the Town Manager's Office by no later than Monday, December 9th, 2024, at 4:30 PM. Project application materials may be viewed in person at the Town Office on Monday through Friday, 8:30 AM to 4:30 PM, or may be sent electronically via email. Please send any questions, comments, or requests to Joseph Quesenberry, Town Manager, at jquesenberry@town.warsaw.va.us.

**PLAN OF DEVELOPMENT AND REZONING APPLICATION
PHASE I SUBMITTAL**

Rhodes Place and Broadus Creek Development

PROJECT NARRATIVE

Prepared for:

Warsaw, LLC
P.O. Box 28
Tappahannock, Virginia 23233

Prepared by:

ARM Group LLC
9560 Kings Charter Drive
Ashland, VA 23005

November 7, 2024

ARM Project 024012002.00



ARM Group LLC

Engineers and Scientists

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1.0 INTRODUCTION

This application is a request to obtain approval for a Plan of Development and the rezoning of a 63.16+/- acres of property located within the Town limits of Warsaw, VA. The property includes Tax Parcels 16A4(A)48, 16A4(A)59, 16A4(6)10, 16A4(A)77, 16A4(A)79, 16A4(A)80. The Parcels are in the Traditional Town Overlay District with existing zoning classification of R-12, R-1, C-1 and C-2. The application requests that all 6 parcels be rezoned to R-12. The Plan of Development submitted with the application demonstrates the applicant's intention to comply with the Tradition Town Overlay Standards. The Plan has been prepared to meet certain conditions as outlined section 3-5-2 g. in the Density Bonus Provisions of the Town's Growth Management Ordinance.

2.0 DESCRIPTION OF PROPERTY

As represented by the Conceptual Development Plant (Appendix 1 – Sheets 1 thru 5), the property is located within the Town's Traditional Town Overlay District between Wallace Street, Route 360 and Route 3. The Property has direct access to each of the Public Roads.

The property is composed of forest and cleared land without active development. There is a creek that runs north and south along the western boundary and also another stream that runs east and west and bisects the property. The northwest corner of the property contains the Tom Rhodes Tree Carving Trail that is often referred to as "Faces in the Trees". There appear to be wetlands along the stream banks and appear to be subject to a RPA buffer which is shown on the Plan of Development.

3.0 ZONING AMENDMENT CONSIDERATIONS

3.1 Current Zoning

As shown on Sheet 3 of the Plan of Development, the subject property has 4 separate zoning classifications to include R-1, R-12, C-1 and C-2. The Project is also located within the designated Traditional Town Overlay District.

3.2 Proposed Conditional Zoning Request

The proposed project, as presented, is intended to be a residential development. Because the property has four (4) separate zoning classifications including Commercial C-1 and C-2 zoning it is proposed that the entire project area be rezoned to R-12. This zoning will reflect the diverse mix of housing proposed and the densities necessary for development for each development phase. The project will also be developed utilizing the Traditional Town Overlay Standards and will include the Density Bonus Provisions in the GMP to provide a unique residential community meeting the needs of a diverse family and residential market.

The proposed zoning and development plan permits smaller lot sizes that will permit the developer to build more affordable housing options for the residential customers. These customers may include young professionals, retirees and families. The provision for open space

and protection of environmental resources provides an opportunity for a more sustainable development compatible with the Town's overall development plan

4.0 GENERAL DESCRIPTION OF THE PROJECT

The proposed project will offer a diverse mix of housing products to meet the market interest in new and more modern construction standards. The existing stream that runs east to west through the property provides a natural separation between two specific areas of the project, called Rhodes Place and The Broadus Creek. While the project has 2 separate development areas, the project will offer an integrated sense of community with a proffered trail system that will connect each area. An interconnection with the existing Town's existing pathway system north of the project will offer walking access to the Town's Main Street business areas.

The overall project will provide public water and sewer and other landscaping and amenities as part of its community development plan and also to comply with the Town's bonus density provisions.

While public road access is not offered between Rhodes Place and Broadus Creek an alternative access between the two (2) development areas will be completed. While normally closed by a gate or other methods, this will be an all-weather access road sufficient to support emergency vehicles when and if needed. This access will be built and integrated into the trail system.

4.1 Rhodes Place

This area has been designated as a multifamily development that may include Apartments and or Condos depending on market conditions and preference. This area is located in the where the Faces in the Trees carvings and trails are and will include up to 14 separate buildings containing 12 units each. The area will have its primary access from Wallace Street by a private road built by the developer crossing the existing stream. The private road network will provide integrated parking spaces directly in front of each residential building and additional spaces to accommodate visitors and overflow parking. The Rhodes Place project is proposing a clubhouse, pool, and community space, which when built will offer access to the Broadus Creek Community.

4.2 Broadus Creek

Located south of the stream that divides the project property, the Broadus Creek residential community will focus on owner occupied residential units feature both detached and attached single family residences. This residential community will offer public roads, sidewalks, walking trails and eventual integration with the Rhodes Place development. The Broadus Creek community will have a separate Boulevard entrance at the southeast corner of the property aligned with the existing median break on Route 3.

- A. **The Villas at Broadus Creek** will offer multifamily housing units containing 4 or 5 villa attached residences for a total of 68 units. The individual units will have garages and driveways and a public road network that will offer on-street parking. The Villas will use

the Boulevard Entrance at the southeast end of the property and the right turn only exit on Route 360.

- B. **Broadus Creek** will be a single family detached community of 84 individual units. The community will contain a public road network with sidewalk, walking trail integrated with the Villas and Rhodes Place, open space, a communal bus stop.

5.0 Density Bonus Provisions

The proposed development plan, as presented, represents the intent to comply with the Town's Growth Management Ordinance (GMO) and the status intent to encourage site and project design harmonious with the adjoining properties, preserve natural resources, and provide positive influence on the quality of life of its residences. While the Density Bonus Provisions provide a range of project densities of 3 to no more than 8 dwelling units per acre, the proposed project has a calculated density of 5.22 units per acre.

In response to the GMO the Development Plans offer the following community elements:

1. **Preservation of natural resources** - a representative sample of the Faces of the Trees Carving, compatible with the development plan and to preserve wetland, RPA's and natural areas.
2. **Sidewalks** – Proposed on one side of each internal road, with handicap access ramps at appropriate access points.
3. **Integrated trail and path** – A path system between all separate development areas within the project.
4. **Connection with the Town trail/pathway system** - Pedestrian access to Main Street and the business community.
5. **Open space** – To be maintained and utilized by the residents and their Property Owners Association.
6. **Park** – Created in Open Space area to provide interpretative signage to describe natural and environmental features and information regarding the Rhodes Tree Carvings.
7. **A Boulevard Entrance** – a grassed median with landscaping for the Broadus Creek Community with a masonry entrance sign feature and decorative fence.
8. **Entrance feature** for the Rhodes Place community
9. **Cluster mailbox** locations for each community
10. **Sign posts and Lamp posts** - Compatible with the Town standards at each intersection in Broadus Creek Single Family Community,
11. **Automatic pole lights** - At each Single-Family house to provide added security lighting and require maintenance of those lights as part of the POA guidelines.
12. **Limit tree clearing** to the greatest extent possible.
13. **Community Clubhouse and Pool** – Once a Community clubhouse pool area is constructed access wo;; be provided to the entire development
14. **Bus Stop** – a proposed bus stop for Bay Transit is located in the Broadus Creek Development.

15. **Emergency Access** – A standby emergency only access connector between Rhodes Place and Broadus Creek development. This will be incorporated in the trail system and will not be available access for vehicular traffic other than emergency vehicles.

APPENDIX- Plan of Development

RHODES PLACE AND BROADUS CREEK GENERAL DEVELOPMENT PLAN TOWN OF WARSAW, VIRGINIA OCTOBER 30, 2024



GENERAL NOTES

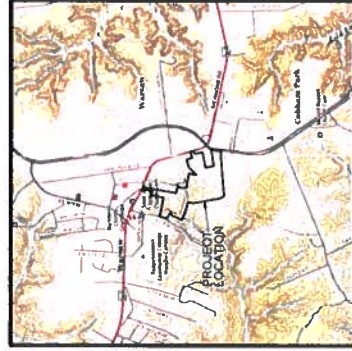
1. REFERENCES TO DAMAGE AND ROAD STRUCTURES INDICATE STANDARDS IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS.
2. BOUNDARY INFORMATION BASED UPON COMPALED PLATS BY ARM RESOURCE LLC MAY 2023
3. TOPOGRAPHY BASED ON U.S.G.S. HAYNESVILLE, VA D1916 & TAPPANAMOCK, VA D2019 TOPOGRAPHY
4. THIS PROPERTY IS LOCATED WITHIN RESOURCE MANAGEMENT AREA (RMA). THIS PROPERTY DOES CONTAIN RESOURCE PROTECTION AREA (RPA).
5. NO WETLAND / D
6. THE CONTRACTOR SHALL NOTIFY ARM RESOURCE LLC AT 800-553-7001, FOURTEEN (14) DAYS PRIOR TO CONSTRUCTION OF ANY LAND DISTURBANCE OF ANY WETLANDS.
7. FLOOD INSURANCE RATE MAP (RICHMOND COUNTY, VA COMMUNITY PANELS NO. 5116000000 REVISED DATE JAN 15 2022 ZONED X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. LOCATION OF EXISTING SEWERS, WATER AND GAS PIPES, CONDUITS AND OTHER STRUCTURES ACROSS THE PROJECT SHALL BE SHOWN ON PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS PRIOR TO CONSTRUCTION. IF SHOWN ARE ONLY APPROXIMATELY CORRECT, THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGE DONE TO ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS PRIOR TO CONSTRUCTION. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS ARE AREAS OF CONSTRUCTION PRIOR TO EXISTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN OR "MISS UTILITY" AT 1-800-553-7001 OR 811 48 HOURS PRIOR TO EXCAVATION. IF LOCATING EXISTING UTILITIES, CALL "MISS UTILITY" AT 1-800-553-7001 OR 811 48 HOURS PRIOR TO EXCAVATION.
9. CONTRACTOR SHALL CALL "MISS UTILITY" AT 800-553-7001 OR 811 PRIOR TO BEGINNING CONSTRUCTION.
10. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER IF EXISTING CONDITIONS ARE MATERIALLY DIFFERENT FROM THE PLANS.
11. CONTRACTOR SHALL NOTIFY TOWN OF WARSAW DEPARTMENT OF PUBLIC WORKS (804-333-3237) AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS. A LAND DISTURBING PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES. A SEPARATE SIGN PERMIT IS REQUIRED FROM HANOVER COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY SIGNAGE ON THIS SITE. A POST AND USE PERMIT IS REQUIRED FOR ANY WORK WITHIN A FOOT RIGHT OF WAY.
13. CONTRACTOR SHALL NOTIFY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ) PRIOR TO ANY LAND DISTURBING ACTIVITIES ON SITE. A VDEQ PERMIT THROUGH TOWN OF WARSAW IS REQUIRED.
14. CONTRACTOR SHALL NOTIFY VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ) 10 DAYS PRIOR TO ANY LAND DISTURBING ACTIVITIES WITHIN WETLANDS.
15. THIS SITE DOES NOT CONTAIN ANY HISTORICAL SITES OR CEMETERIES.
16. ALL LOTS WILL BE SERVICED BY TOWN WATER AND SEWER.
17. ALL UTILITIES WILL BE UNDERGROUND INCLUDING ELECTRIC, TELEPHONE AND CABLE TV.
18. CONCRETE CURB AND GUTTER THROUGHOUT THE DEVELOPMENT WITH STORM SEWER INLETS THAT LEAD TO A STORMWATER MANAGEMENT FACILITY.

DRAWING INDEX

- SHEET 1 TITLE SHEET
- SHEET 2 LAYOUT PLAN
- SHEET 3 ZONING MAP
- SHEET 4 PHASING AND EASEMENT PLAN
- SHEET 5 DETAILS

GENERAL SITE INFORMATION:

1. PARCELS: 16A48010 16A48010 16A48010 16A48017 16A48019 AND 16A48020
2. EXISTING ZONING: C-1, C-2, R-1 & R-12
3. UTILIZING THE TRADITIONAL TOWN OVERLAY DISTRICT
4. OWNER OF RECORD: WARSAW LLC
5. DEVELOPER: PACKETT PROPERTIES WARSAW LLC
6. ENGINEER: ARM GROUP LLC
7. TRAFFIC ZONE: 15'
8. UTILITIES: WATER PUBLIC, SANITARY PUBLIC, GAS PRIVATE
9. WETLAND DISTURBANCE IMPACTS: 15' ACRES
10. OVERLAY DISTRICT: TRADITIONAL TOWN DISTRICT



VICINITY MAP
U.S.G.S. 7.5 MINUTE QUADRANGLES
HAYNESVILLE, VA 2018 & TAPPANMUCK, VA 2019
SCALE 1"=2,000'

LAND TABULATIONS	
TOTAL GROSS AREA	61.59 ACRES
AREA IN WETLANDS	0.09 AC
AREA IN FLOODPLAIN	0.00 ACRES
AREAS STEEP SLOPES	0.02 ACRES
TOTAL NET ACREAGE	61.48 ACRES

TOTAL HOMES	
CONDOMINIUMS	108
SINGLE-FAMILY	85
VILLAS	68
TOTAL UNITS	261

UNIT HOMES / NET ACREAGE	
321 UNITS/61.48 NET ACREAGE	5.22 UNITS PER ACRE

BRIDGE SPACE	
CONDOMINIUMS	108
14 UNITS (17 UNITS PER BUILDING)	136
2 PHASING AREAS REQUIRED	136
(160' x 130' PHASING)	137

BRIDGE SPACE	
SINGLE FAMILY (LARGE)	15
LOTS 15-29	15
SINGLE FAMILY (SMALL)	70
TOTAL LOTS	85

TOWN OF WARSAW, TOWN MANAGER
AGENT APPROVAL PANEL

RPA IMPACTS SUMMARY

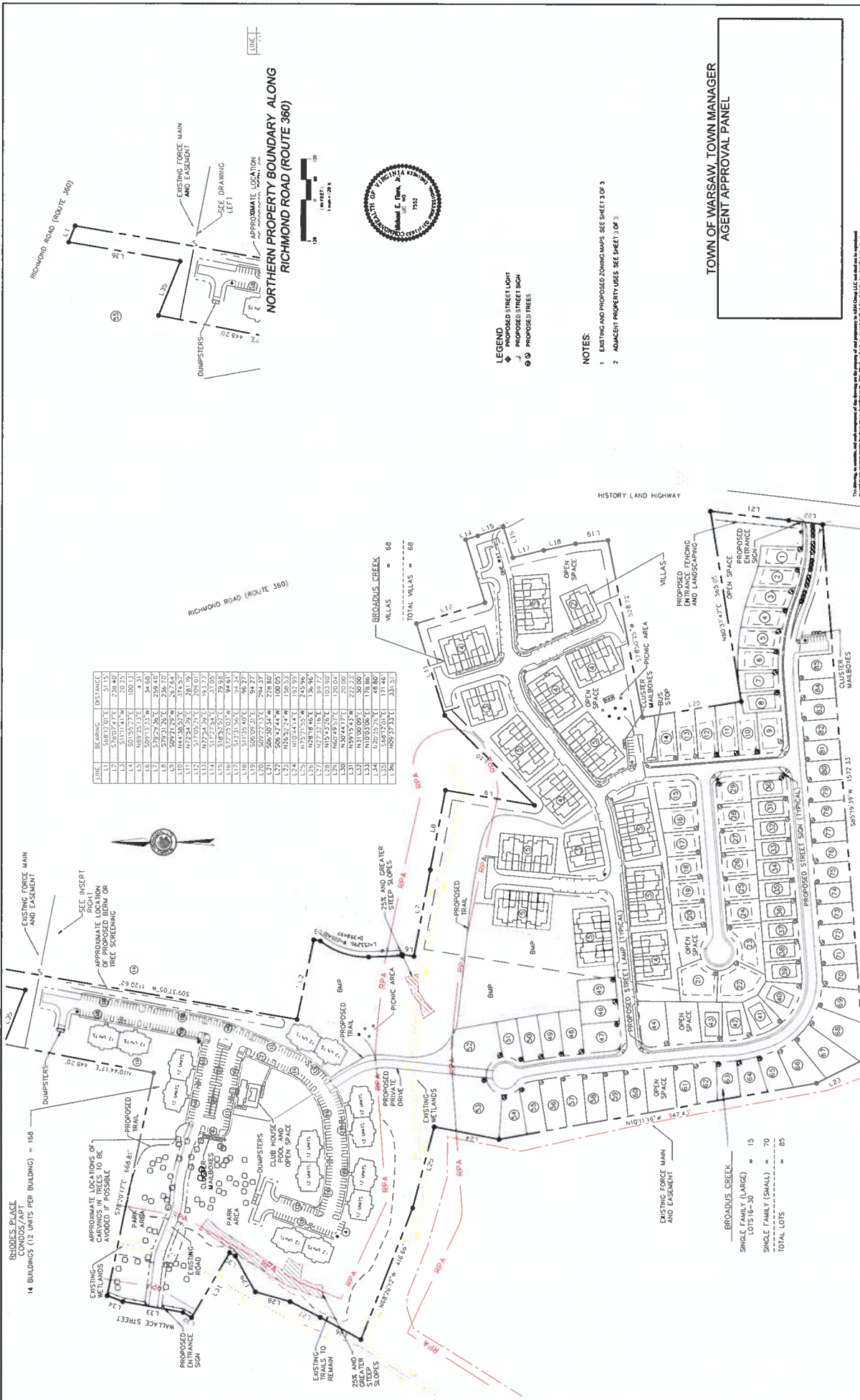
ROAD	
STORM	
UTILITIES	
TOTAL	0

I, Michael E. Fiore, P.E. verify that there will be no adverse effects of land disturbance and erosion on the project. I am a duly licensed Professional Engineer in the State of Virginia. My license number is 7552. I am the Engineer of Record for this project. I am the Engineer of Record for this project. I am the Engineer of Record for this project.



TITLE SHEET
PACKETT PROPERTIES
TOWN OF WARSAW, VA

Sheet
10-30-2024
NOTED
10-30-2024



LINE	BEARING	DISTANCE
L1	S40°17'01"E	31.15
L2	S70°07'47"E	238.40
L3	S11°14'47"W	20.25
L4	S10°07'13"E	10.35
L5	N89°53'13"E	4.31
L6	S09°13'33"W	34.60
L7	S79°59'29"E	238.40
L8	S72°31'36"E	238.40
L9	S09°21'29"W	267.64
L10	N44°38'52"E	374.52
L11	S11°14'47"W	20.25
L12	S17°02'21"E	289.01
L13	N72°24'39"E	193.23
L14	S09°13'33"W	34.60
L15	S70°07'47"E	238.40
L16	S72°31'36"E	238.40
L17	S11°14'47"W	20.25
L18	S10°07'13"E	10.35
L19	S09°21'29"W	267.64
L20	N44°38'52"E	374.52
L21	S17°02'21"E	289.01
L22	N72°24'39"E	193.23
L23	S09°13'33"W	34.60
L24	S70°07'47"E	238.40
L25	S72°31'36"E	238.40
L26	S11°14'47"W	20.25
L27	S10°07'13"E	10.35
L28	S09°21'29"W	267.64
L29	N44°38'52"E	374.52
L30	S17°02'21"E	289.01
L31	N72°24'39"E	193.23
L32	S09°13'33"W	34.60
L33	S70°07'47"E	238.40
L34	S72°31'36"E	238.40
L35	S11°14'47"W	20.25
L36	S10°07'13"E	10.35
L37	S09°21'29"W	267.64
L38	N44°38'52"E	374.52
L39	S17°02'21"E	289.01
L40	N72°24'39"E	193.23
L41	S09°13'33"W	34.60
L42	S70°07'47"E	238.40
L43	S72°31'36"E	238.40
L44	S11°14'47"W	20.25
L45	S10°07'13"E	10.35
L46	S09°21'29"W	267.64
L47	N44°38'52"E	374.52
L48	S17°02'21"E	289.01
L49	N72°24'39"E	193.23
L50	S09°13'33"W	34.60
L51	S70°07'47"E	238.40
L52	S72°31'36"E	238.40
L53	S11°14'47"W	20.25
L54	S10°07'13"E	10.35
L55	S09°21'29"W	267.64
L56	N44°38'52"E	374.52
L57	S17°02'21"E	289.01
L58	N72°24'39"E	193.23
L59	S09°13'33"W	34.60
L60	S70°07'47"E	238.40
L61	S72°31'36"E	238.40
L62	S11°14'47"W	20.25
L63	S10°07'13"E	10.35
L64	S09°21'29"W	267.64
L65	N44°38'52"E	374.52
L66	S17°02'21"E	289.01
L67	N72°24'39"E	193.23
L68	S09°13'33"W	34.60
L69	S70°07'47"E	238.40
L70	S72°31'36"E	238.40
L71	S11°14'47"W	20.25
L72	S10°07'13"E	10.35
L73	S09°21'29"W	267.64
L74	N44°38'52"E	374.52
L75	S17°02'21"E	289.01
L76	N72°24'39"E	193.23
L77	S09°13'33"W	34.60
L78	S70°07'47"E	238.40
L79	S72°31'36"E	238.40
L80	S11°14'47"W	20.25
L81	S10°07'13"E	10.35
L82	S09°21'29"W	267.64
L83	N44°38'52"E	374.52
L84	S17°02'21"E	289.01
L85	N72°24'39"E	193.23
L86	S09°13'33"W	34.60
L87	S70°07'47"E	238.40
L88	S72°31'36"E	238.40
L89	S11°14'47"W	20.25
L90	S10°07'13"E	10.35
L91	S09°21'29"W	267.64
L92	N44°38'52"E	374.52
L93	S17°02'21"E	289.01
L94	N72°24'39"E	193.23
L95	S09°13'33"W	34.60
L96	S70°07'47"E	238.40
L97	S72°31'36"E	238.40
L98	S11°14'47"W	20.25
L99	S10°07'13"E	10.35
L100	S09°21'29"W	267.64



- LEGEND**
- PROPOSED STREET LIGHT
 - PROPOSED STREET SIGN
 - PROPOSED TREES

- NOTES:**
- EXISTING AND PROPOSED ZONING MAPS, SEE SHEET 3 OF 3
 - ADJACENT PROPERTY USES, SEE SHEET 1 OF 3

TOWN OF WARSAW, TOWN MANAGER
AGENT APPROVAL PANEL

ARM Group LLC
Landmark and Acquisitions
10000 Kump C Hunter Drive
Ashland, VA 23005
Phone: 540-254-1234

RHODES PLACE & BROADUS CREEK
LAYOUT PLAN
PACKETT PROPERTIES
TOWN OF WARSAW, VA

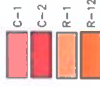
Sheet 2
SCALE 1"=200'
DATE 11/17/2024
PROJECT 11/17/2024

BROADUS CREEK
SINGLE FAMILY (LARGE) LOTS 16-30 = 15
SINGLE FAMILY (SMALL) = 70
TOTAL LOTS = 85

RICHMOND ROAD (ROUTE 360)
SINGLE FAMILY (LARGE) LOTS 16-30 = 15
SINGLE FAMILY (SMALL) = 70
TOTAL LOTS = 85

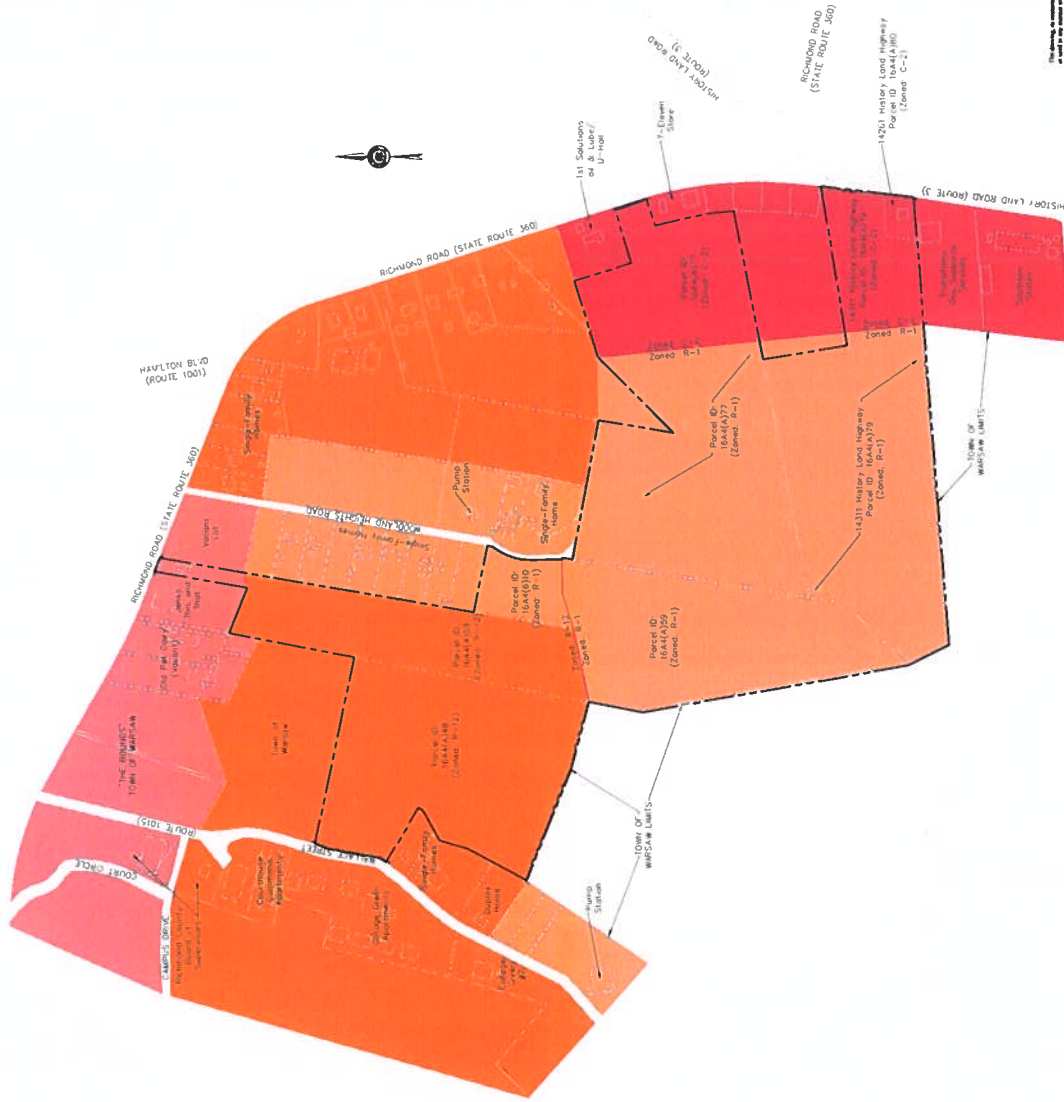
TRADITIONAL TOWN OVERLAY

EXISTING ZONING PERMITTED IN THE
TRADITIONAL TOWN OVERLAY DISTRICT



PARCELS FOR UTILIZATION OF
TRADITIONAL TOWN OVERLAY DISTRICT

16A4(A)46	=	11.48
16A4(A)59	=	16.35
16A4(A)80	=	0.40
16A4(A)77	=	17.56
16A4(A)79	=	15.09
16A4(A)10	=	1.88
TOTAL	=	62.56



TOWN OF WARSAW, TOWN MANAGER
AGENT APPROVAL PANEL

The drawing is complete and shall represent the design of the project as shown on the drawing and shall be used for the project as shown on the drawing. The drawing is not to be used for any other purpose without the written consent of the Town Manager.

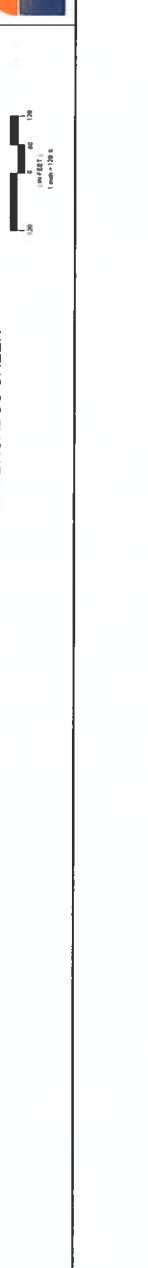
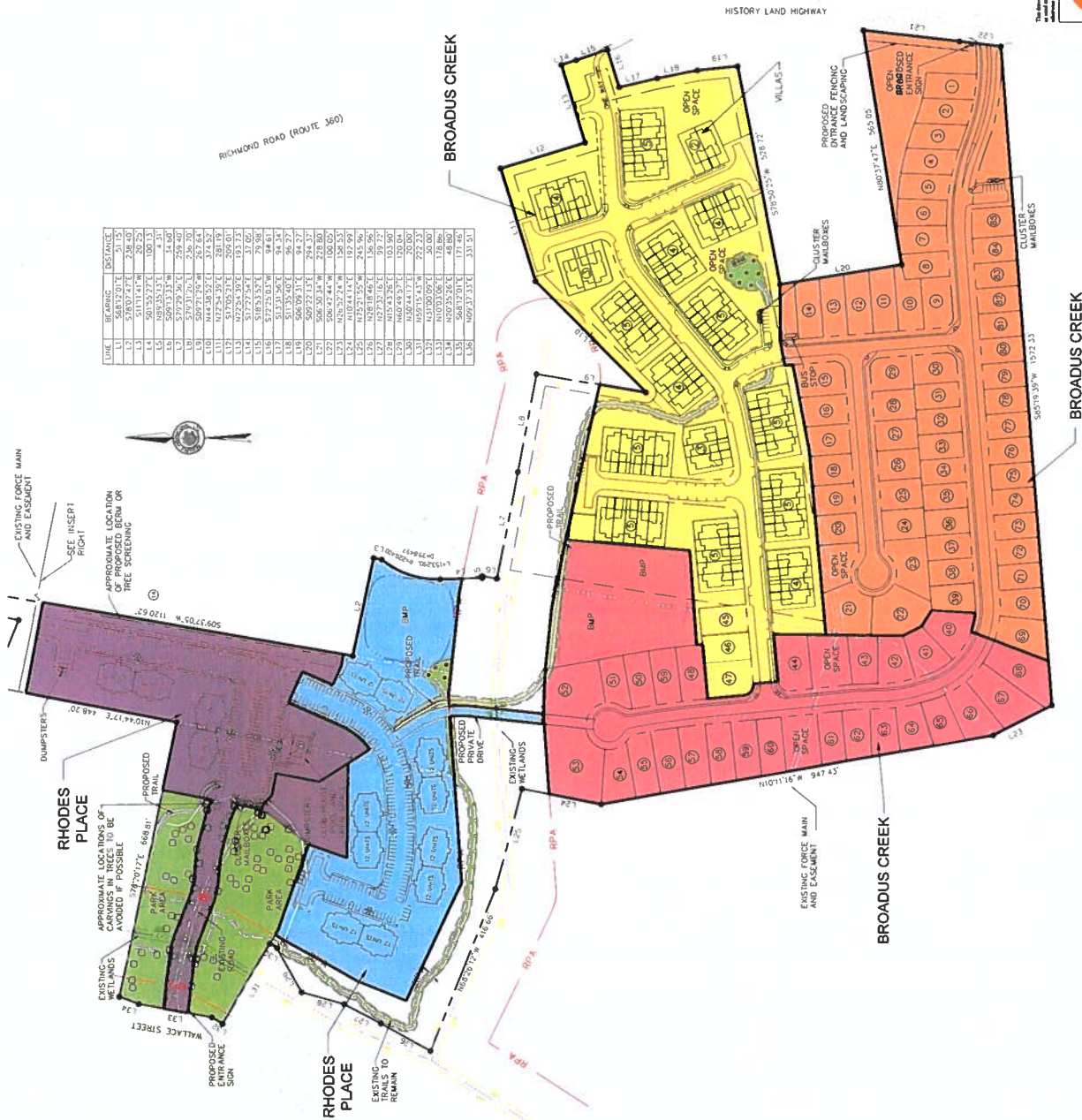
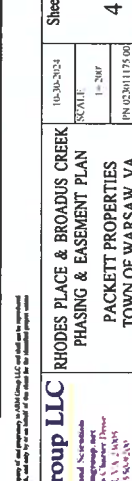
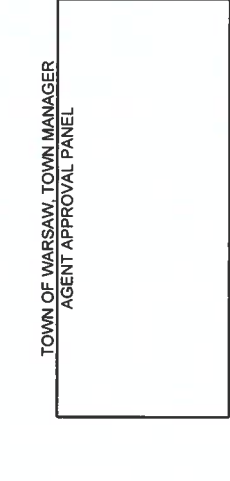
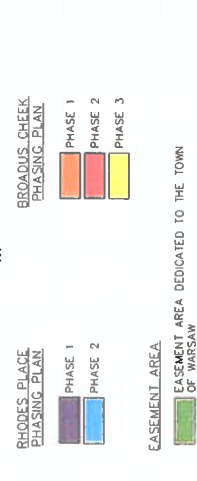
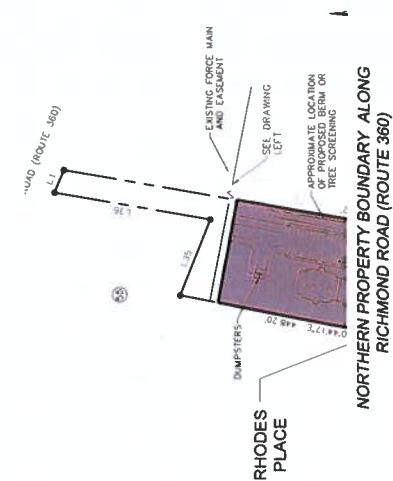


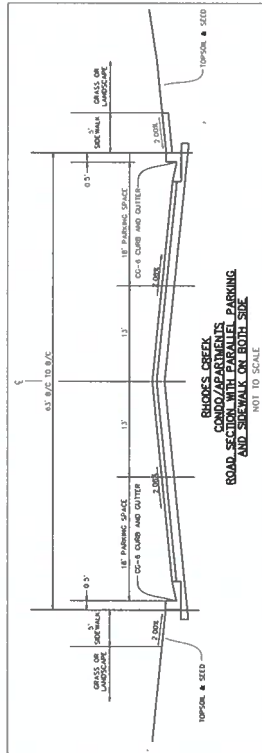
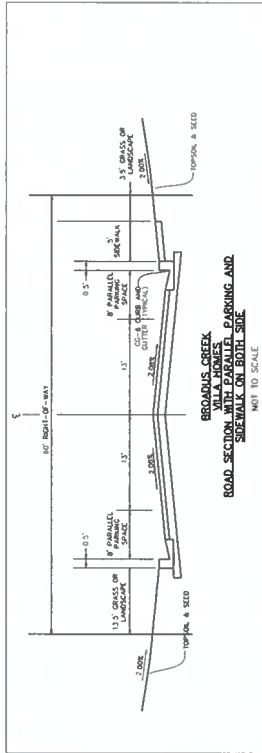
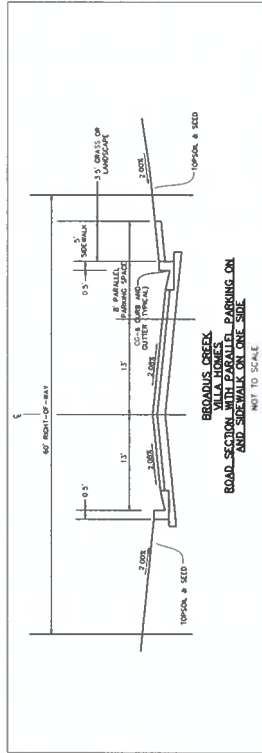
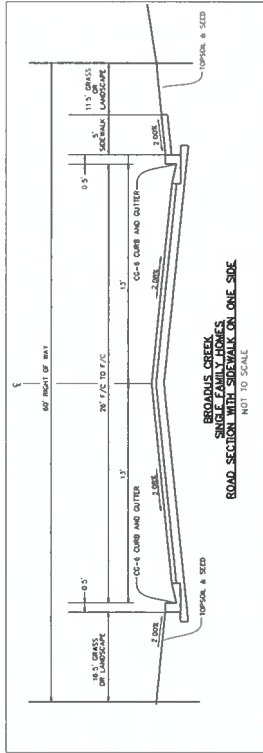
ARM Group LLC
Engineering and Surveying
www.armgroup.com
4400 Kump Court, Denver
Colorado 80231
(303) 733-1100

EXISTING ZONING MAP
AND ADJACENT LAND USE MAP

Sheet	10-30-2024
SCALE	1" = 200'
DATE	10-30-2024
PROJECT	EXISTING ZONING MAP & ADJACENT LAND USE MAP PACKETT PROPERTIES TOWN OF WARSAW, VA

3





RHODES PLACE & BROADUS CREEK
ENTRANCE SIGN EXAMPLE



RHODES PLACE & BROADUS CREEK
ENTRANCE SIGN EXAMPLE



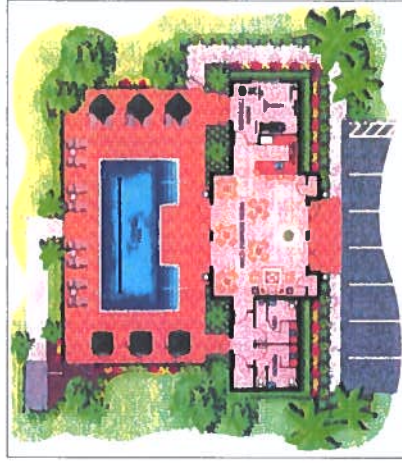
RHODES PLACE & BROADUS CREEK
ENTRANCE SIGN EXAMPLE



RHODES PLACE & BROADUS CREEK
STREET SIGN EXAMPLE



RHODES PLACE & BROADUS CREEK
STREET SIGN EXAMPLE



RHODES PLACE
CLUBHOUSE

TOWN OF WARSAW, TOWN MANAGER
AGENT APPROVAL PANEL



The Planning, Engineering, and Construction of the Town of Warsaw is the responsibility of the Town Manager. The Town Manager is the only person authorized to execute the Town Manager's duties. The Town Manager is the only person authorized to execute the Town Manager's duties. The Town Manager is the only person authorized to execute the Town Manager's duties.



ARM Group LLC

Engineering and Construction
www.armgroup.com
4000 Rump C, Suite 1000
Ann Arbor, MI 48106-1500

**RHODES PLACE & BROADUS CREEK
DETAILS**

**PACKETT PROPERTIES
TOWN OF WARSAW, VA**

Sheet

04-10-2024

SCALE

N.T.S.

5

PN 02/201175/00



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

Office use:
Date _____
Tax Map # _____
Zoning District _____
Application # _____

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: Rezoning 6 parcels from R-1, C-1 & C-2 in TT Overlay to R-12

Identification of the land for the request:

Number and Street: see attached parcel map Proposed Acreage: Total request 63.55 ac

Current Zoning: see attached parcel map Tax Map #: see attached parcel map

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

Part 1B

Property History:

List any deed restrictions, covenants, trust indentures, etc. (or copy attached); if NONE, state 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: _____ Former Application No. _____ Former Applicant Name: _____

Former Applicant Address: _____ Former Applicant Phone: _____

Part 1C

Applicant Information:

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

Name: Warsaw LLC Address: PO Box 28, Tappahannock, VA 22560

Phone Number: 804-450-7935 E-mail: packet74@gmail.com

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: _____ Interest: _____ Phone Number: _____

Mailing Address: _____

Name: _____ Interest: _____ Phone Number: _____

Mailing Address: _____

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.

1. Current use of property: _____
2. Proposed use: _____
3. Are development plans submitted with this application? ☐ Yes ☐ No
4. Estimated completion date of project or use of property: _____
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: **See Attached** _____
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 2E

Variance – Variances are granted or denied by the Board of Zoning Appeals (BZA), which may only make decisions based on the criteria set forth in the Code of Virginia § 15.2-2309. A variance will not be granted unless the BZA finds:

- a. That the strict application of the zoning ordinance would produce undue hardship.
- b. That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
- c. That the authorization of the variance will not be of substantial detriment to adjacent property.
- d. That the character of the district will not be changed by the granting of the variance.
- e. That a remedy is not available through some other permitting.

The applicant shall provide:

1. Brief description of the requested variation: _____

2. How does the Zoning Ordinance unreasonably restrict the use of the property: _____

3. What hardship would be alleviated: _____

4. Was the hardship created by the owner/applicant: _____

5. What physical features of the property make the variance necessary: _____

6. Describe how the condition or situation is unique to this property: _____

7. What effect will the variance have on adjacent properties: _____

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: Gregory N. Packett

Signature of applicant:  Date: 11/07/2024

Signed and sworn before me on this: 11-7-2024 Sep

Signature of Notary: 



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: _____ Date: _____ Fee Paid: ☐ Y ☐ N

Complete: ☐ Yes ☐ No Date: _____

If no, what needs to be added: _____

Date Action Taken by PC: _____ Date Action Taken by BZA: _____

Date Action Taken by Council: _____ 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