

MINUTES  
WARSAW TOWN COUNCIL  
PUBLIC HEARING & REGULAR MEETING  
MAY 11, 2023 – 6:00 P.M.

The public hearing and regular meeting of the Warsaw Town Council was held on Thursday, May 11, 2023, at 6:00 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Council Members Present: Vice-Mayor Paul G. Yackel, Ogle E. Forrest, Sr., Mary Beth Bryant, Ralph Self, Rebecca Hubert and Faron Hamblin. Councilmember Jonathan English was present by phone. Mayor Randall L. Phelps was absent.

Town staff present: Town Manager Joseph Quesenberry, Assistant Town Manager Melissa Coates, and Treasurer & Clerk Julia Blackley- Rice.

Also present: Approximately 9 others present in Council Chambers.

*The meeting was live streamed on the Town of Warsaw Facebook page.*

**CALL TO ORDER & PLEDGE OF ALLEGIANCE**

Vice-Mayor Yackel called the meeting to order and led in the Pledge of Allegiance at 6:00 p.m.

**APPROVAL OF CONSENT AGENDA**

Councilwoman Hubert moved to approve the Consent Agenda as presented. The motion was seconded by Councilwoman Bryant and carried with the following votes.

Paul G. Yackel	Aye	Ralph Self	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Jonathan English	Aye	Faron Hamblin	Aye
Ogle E. Forrest, Sr.	Aye		

**PUBLIC HEARING: FY 2024 BUDGET ADOPTION**

Vice-Mayor Yackel opened the public hear by asking for public comments regarding the proposed Fiscal Year 2024 Budget. There being no public comments, Vice-Mayor Yackel closed the public hearing portion of the meeting.

**PUBLIC COMMENT**

Vice-Mayor Yackel opened the floor to public comments. Town Manager Quesenberry read to the body a letter from Ms. Elizabeth Norris who resides on Woodland Heights Rd, who voiced concerns regarding the proposed development between Woodland Heights and the Enchanted Forest. A copy of the letter is attached to the minutes as Attachment 1.

**REPORTS**

**MAYORS REPORT:** Vice-Mayor Yackel stated that Mayor Phelps had written a letter to business owners, and it was found in the Council packets.

**TOWN MANAGERS REPORT:** Mr. Quesenberry began his report by (1) going over the new Main Street Program reconstructing progress. He went on to say the Main Street Program is holding 3 meetings across the state and the Town is sending a representative to Fredericksburg. Mr. Quesenberry stated that he is still working with Pat Pugh on the transition. (2) Mr. Quesenberry updated the council on the fountain on Main Street. The front of the fountain had been pulled down and started to leak. This has now since been repaired. When the vendor was out, he went ahead and installed LED lighting, aquatic vegetation, and more stone. (3) Adding to the additions on Main Street, Unitea has added a stone wall and sidewalk, and the front portion has been paved. (4) We did not have funds this fiscal year for the streetlight improvements. For this coming year, the Town is going to carve out funds from the beautification budge to finish the project out. (5) It was recently announced that the Town did get a \$10,000 grant for Christmas Town. Mt. Quesenberry stated he has already been working on booking rides and attractions, and plan on it being bigger and better than last year. (6) Movies on Main will be on June 9<sup>th</sup> and will be showing The Land Before Time. (7) Virginia Living Magazine was sent out and Warsaw advertised a full page congratulating all the winners.

**POLICE REPORT:** Chief Blake reported that the Warsaw Police Department received 174 calls for service in April. Chief Blake went on to say that they had a DCJS audit on their firearms. Chief Blake stated they were awarded a \$52,000 grant that will pay for the majority of the loan for the new Tahoe's.

Vice-Mayor Yackel announced that May 14 through May 20 is National Police Week.

**COUNCIL COMMITTEE REPORTS:** Economic Development did meet and plan to set up another meeting soon.

The Planning Commission met and discussed the rezone request that will go to public hearing soon.

**NORTHERN NECK REGIONAL JAIL REPORT:** The monthly jail population report was provided in the council packet. Vice-Mayor Yackel presented the proposed FY24 budget for the NNRJ. Councilman Hamblin made a motion to approve the FY24 budget as presented. The motion was seconded by Councilman Forrest and carried with the following votes.

Paul G. Yackel	Aye	Ralph Self	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Jonathan English	Abstain	Faron Hamblin	Aye
Ogle E. Forrest, Sr.	Aye		

**WASTEWATER TREATMENT FACILITY REPORT:** Mr. Withers will report April and May's totals at the June Town Council Meeting.

AMERICAN RESCUE PLAN ACT REPORT: Mr. Quesenberry stated that there have been no major changes since last month. The remaining balance is \$960,568.93. Total disbursements were \$581,181.52 with a total allocation of \$1,541,750.45.

OLD BUSINESS

ECONOMIC DEVELOPMENT UPDATE: Mr. Quesenberry stated that Little River Seafood had a soft opening at their new place located at 123 Maple Street.

PROJECTS UPDATE: **74 Main Street:** Mr. Quesenberry stated that he had a meeting with the architect, structural engineer, and precision glass on site earlier in the week. He is hoping by June 1 they will have the final drawings and the glass will be ordered. Once he gets that in, he will be able to place it out to bid. When those bids come back, Mr. Quesenberry plans on meeting with Town Council to choose the final candidate. **Comprehensive Plan Update:** Mr. Quesenberry thanked the Planning Commission and Council members that were able to attend the work session. The next order of business will be to schedule a public open house to go over the work that has been done. Then, everything will need to be submitted to DEQ and VDOT. Assistant Town Manager Coates stated it will most likely be Fall when it all gets approved. **DHCD Housing Grant:** Mr. Quesenberry met with the Planning District Commission and a solo town project would not qualify to get funding without Scott Town Road. However, Richmond County is going to take on Scott Town Road as a project, and they will submit an application for that. In tandem with the County, the Town will submit a scattered site application. **VDOT TAP Project:** Assistant Town Manager Coates stated they have received all of the easements and now have to compile a list of things to send to VDOT. She is estimating that by the end of Summer it will be placed out to bid. **Health Care Training Facility:** Mr. Quesenberry had a meeting earlier in the week with the Community College, Planning District Commission, and Town officials. The Foundation will be expanding funds on the work plans. The Planning District Commission has identified a 2-million-dollar grant that this project would qualify for. The Town and RCC will also be applying for the Rise Grant. So, all in all, there will be about 6 million dollars for the project.

JUNIOR BETA REQUEST- RICHMOND COUNTY MIDDLE SCHOOL: Vice-Mayor Yackel opened the floor to Town Council for discussion. Councilman Self asked for an update on their fundraising efforts. The Junior Beta group has raised \$7,500 to pay for the bus and another \$2,000 for the rooms. They mentioned they are having a car wash and a silent auction to help raise funds. Councilwoman Hubert asked if the County had given them any money and they stated no, they have not. Councilman Hamblin would like to support the group and councilman Self agreed and suggested to donate \$500. Vice-Mayor Yackel voiced some concerns with setting a precedent.

Councilman Self moved to award \$500 to the Junior Beta Program. The motion was seconded by councilman Hamblin and carried with the following votes:

Paul G. Yackel	Aye	Ralph Self	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Jonathan English	Aye	Faron Hamblin	Aye
Ogle E. Forrest, Sr.	Aye		

NEW BUSINESS

VDOT RESOLUTION- Opposition to Route 360 “Road Diet” Plan:

Vice-Mayor Yackel read the Resolution as proposed. Mr. Yackel opened the floor to Town Council for discussion. Councilman Self stated that he had gone to the VDOT public meeting, and he had discovered that the engineers present, and speaking did not live in Town so therefore it does not impact them. Councilman Hamblin jumped in to say that he has been against the proposal. He stated he does not think what we currently have is ideal, but Warsaw is an artery for the Northern Neck. He does not believe this project was well thought out. Councilman Forrest added that he believes there are places throughout the Northern Neck where the funds for this project could be better used. The traffic count was lower than it is now when they decided to 4 lane it originally. Why take it away now when there is more traffic? Mr. Quesenberry addressed an article published in tis week’s edition of the Northern Neck News that stated the Town Council was against widening of Route 360. There was no reference of date or time of when that was said so Mr. Quesenberry stated he would love for a representative of VDOT to come speak about the project. A copy of the resolution is attached to these minutes as Attachment 2.

Councilman Forrest moved to adopt the Resolution as read. The motion was seconded by Councilman Hamblin and carried with the following votes:

Paul G. Yackel	Aye	Ralph Self	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Jonathan English	Aye	Faron Hamblin	Aye
Ogle E. Forrest, Sr.	Aye		

PROPOSED REZONE AND SUBDIVISION GENERAL PLAN OF DEVELOPMENT PRESENTATION BY WARSAW LLC: Vice-Mayor Yackel turned the floor over to Gregory Packett for an overview of his proposed development.

Mr. Packett gave a history of how he started his developments in and around Town. The property in this request was originally purchased to develop into apartments. He went on to say that he purchased these parcels at different times, and they are zoned differently. Mr. Packett went on to say that he has thought about what happens to his properties when he is gone and that having a HOA will help ensure the property will remain beautiful for years to come. The current zonings do allow for the current proposed dwellings, but Mr. Packett stated he wants the zoning to be more uniform. He went on to say that he is thinking of the future and what could be long lasting for the Town because ultimately that is what he wants. He went on to say that is he is firm believer in “build it, and they will come.” Mr. Packett turned it over to Kim from Style Craft.

Kim Cassani with Style Craft presented the proposed development project between Packett Properties and Style Craft Homes. There is a total of 221 homes. There will be two different styles offered, villas (1350 – 1800 square feet) and single-family homes (1600 – 2400 square feet.) Some Community Features she highlighted are:

- Community Sidewalks
- Open Space
- Enchanted Forest potential connection
- Natural Areas
- Water Features
- Diversified Home Plans
- HOA
- Curb Appeal

Community Benefits:

- Continuation of revitalization efforts
- Construction to generate economic activity, including jobs
- New homes and neighbors to support existing businesses and cultivate new

Mr. Packett showed the layout of the proposed development on an overlay of the land.  
 Mr. Quesenberry reminded everyone that the Public Hearing will be at next month's meeting.

CLOSED SESSION- 2.2-3711 A-5: PROSPECTIVE BUSINESS

Councilman Forrest moved to enter closed session in accordance with Section 2.2-3711A (5) Prospective Business of the Virginia Freedom of Information Act. The motion was seconded by Councilman Self and carried with the following votes.

Paul G. Yackel	Aye	Ralph Self	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Jonathan English	Aye	Faron Hamblin	Aye
Ogle E. Forrest, Sr.	Aye		

Councilman Forrest moved to come out of closed session and reenter regular session. The motion was seconded by Councilman Hamblin and carried with the following votes.

Paul G. Yackel	Aye	Ralph Self	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Jonathan English	Aye	Faron Hamblin	Aye
Ogle E. Forrest, Sr.	Aye		

Council then certified by roll call vote that they only discussed matters cited in the motion to enter closed session and legally permitted to be so discussed in the Virginia Freedom of Information Act subsections cited in the motion to enter closed session. The roll call votes are as follows.

Paul G. Yackel	Aye	Ralph Self	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Jonathan English	Aye	Faron Hamblin	Aye
Ogle E. Forrest, Sr.	Aye		

In action out of closed session, Councilman Hamblin moved to authorize the Town Manager to enter a contract to award a \$50,000 forgivable loan to Domino's. The motion was seconded by Councilman Forrest and carried with the following votes:

Paul G. Yackel	Aye	Ralph Self	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Jonathan English	Aye	Faron Hamblin	Aye
Ogle E. Forrest, Sr.	Aye		

#### CLOSING COMMENTS

Councilman Self stated there were lots of good things happening in the Town. There was an event at the Town Park recently and he went on to say that it is a great gathering place and spoke with people from other localities and it was great to see.

Councilman Forrest said there are great things happening in the Town and the future will bring more great things for the Town and the Northern Neck.

Councilman Hamblin stated he agreed with a lot of what the others had to say. He feels that our Town is right out of a Hallmark movie. He thought at a time it might plateau, but it just keeps growing.

Councilwoman Bryant had a nice conversation with some people from out of town and they spoke highly of Warsaw.

Councilwoman Hubert stated the Vice Mayor did a great job leading the meeting and there was a lot of information presented.

Vice-Mayor Yackel stated with our successes we are the trailblazers- for example we built our park before a lot of the others- now so many of them have installed a local park. Other places are watching what Warsaw is doing.

There being no further business Vice-Mayor Yackel adjourned the meeting at 7:47p.m.

  
Submitted by: Julia Blackley-Rice, Treasurer

May 9, 2023

Elizabeth (Betsy) Norris  
142 Woodland Heights Road  
Warsaw VA 22572

Town Council, Warsaw VA  
Planning Commission, Warsaw VA  
78 Belle View Lane  
Warsaw, VA 22572

Members Town Council, Members Planning Commission:

This letter is in regards to the property of Gregory Packett (Warsaw LLC, 16A4(A)59) between Woodland Heights Road and the Enchanted Forest. I strongly oppose the development of this property. I feel that with the proposal of development near Hamilton Blvd. and the bypass road, that this development of Land (parcel 59) would put more of a strain on the water and sewer system. Not to mention the amount of traffic that would increase due to this project. We already have a "delicate" time getting out of Woodland Heights onto Rt. 360 (as do other people near our road) due to the fact traffic can come around the turn by Hamilton somewhat fast.

At this time, I believe that if the development of land with Packett/Stylecraft Homes is approved, that the Council should at least table Mr. Packett's proposal for development on parcel 59.

I hope that the Council and Planning Commission would take all this into consideration when making their decision.

Thank you,

Betsy Norris

A handwritten signature in black ink, appearing to read "Betsy Norris", written in a cursive style.



## RESOLUTION IN OPPOSITION TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S LANE REDUCTION PLAN FOR ROUTE 360

**WHEREAS**, the Warsaw Town Council is aware of a proposed lane reduction project for Route 360 throughout much of the Town, known and discussed as a “road diet”, that would reduce Route 360 from four (4) travel lanes to two (2), with the addition of a middle turn lane; and

**WHEREAS**, the Virginia Department of Transportation held a Design Public Hearing on Tuesday, April 18<sup>th</sup>, 2023, at which time they discussed the plan with residents and solicited written public input; and

**WHEREAS**, large numbers of residents have expressed concerns and opposition to the project; and

**WHEREAS**, the Warsaw Town Council has listened to these concerns and has several concerns of their own, including the following:

- Reducing travel lanes from four (4) to two (2) will greatly impact the flow of traffic through Town, adversely affecting quality of life through extended commute times, difficulty in traversing traffic for EMS, Fire, and Police Personnel, and exponentially increasing congestion.
- When lane closures are necessitated due to utility work, accidents, or other unforeseen reasons, this will reduce a large volume of traffic to two (2) lanes, creating an unsafe environment and increased congestion.
- Warsaw's population has grown by an estimated 64% since the 2010 Census. The Northern Neck Region has seen low to moderate population increases and has seen growing numbers of visitors due to increased tourism initiatives and efforts. Traffic counts along Route 360 will only continue to increase at levels commensurate with this growth.

**WHEREAS**, with these concerns expressed by both the public and by official decree of the Warsaw Town Council, we request the following proposals be considered in lieu of a lane reduction:

- Acquisition of additional Right of Way to widen existing portions of Route 360 that do not meet current standards.
- Installation of a traffic light near the confluence of the following streets: Morgan Lane, Jones Lane, and Meadowbrook Road.
- Installation of turn lanes near higher volume intersections, as needed.
- Make Court Circle a One-Way Road from the traffic light to the Courthouse to help mitigate the impacts of the current 5-way intersection.
- Installation of crosswalks for safe pedestrian passage within the Town.
- Funds to be expended for road and highway improvements that are at levels commensurate with recent projects found within neighboring localities, such as the Route 17/360 improvements in Tappahannock, the Pedestrian Crossing Improvements in Kilmarnock, etc.



**WHEREAS**, in addition, the Town understands that according to VDOT's 2018 Pedestrian Safety Action Plan, Average Daily Traffic Counts (ADT's) between 15,000 to 20,000 are in the upper threshold of what's advisable regarding road diet projects; and

**WHEREAS**, Warsaw's estimated Average Daily Traffic Count of 16,000 is already within VDOT's own upper threshold for allowing a proposed road diet project to proceed; and

**WHEREAS**, if VDOT continues to pursue the lane reduction project, we ask that raised islands, multi-use paths, sidewalks and crosswalks, as well as pedestrian upgrades to comply with Americans with Disabilities Act standards, and required stormwater management infrastructure be included in the project, as is customary for projects of this nature in other localities across the Commonwealth; and

**WHEREAS**, the Town Council recognizes that the Virginia Department of Transportation is a vital partner to the Town, County, and Region, and appreciates all that they do for our communities and thanks them for listening to our concerns.

**NOW, THEREFORE, BE IT RESOLVED**, that by official Order of the Warsaw Town Council, we are requesting that the Virginia Department of Transportation cease activities related to a Route 360 lane reduction project and to instead seek improvement alternatives.

**PASSED AND ADOPTED** this 11 day of May, 2023 by the following vote:

Ayes: 7

Nays: 0

TOWN OF WARSAW

BY: Paul M. Yackel  
Vice Mayor

ATTESTED BY:

Julia Blackley Rice  
Town Clerk

