**Warsaw Planning Commission**

**78 Belle Ville Lane**

**November 6, 2014**

**7PM**

Chairman Lowery called the November 6th meeting of the Warsaw Planning Commission to order at 7:00pm. He then led the Pledge of Allegiance. Commissioners present included Chairman Rudolph “Mac” Lowery, Commissioner Gary Palmore, Commissioner Susan McFadden, Commissioner Rebecca Hubert, Commissioner Anne Barker, and Vice- Chairman William Washington, IV. Town Staff present included John M. Slusser, Town Manager, and Kate Condrey, Secretary to the Commission.

Commissioner Barker made a motion to accept the October 2, 2014 minutes without addition or correction. Vice-Chairman Washington seconded the motion. The votes were as followed:

Rudolph “Mac” Lowery Aye Susan McFadden Aye

Gary Palmore Aye William Washington, IV. Aye

Rebecca Hubert Aye Anne Barker Aye

**Old Business- Joint Public Hearing**

Chairman Lowery stated there would be a Joint Public Hearing on November 13, 2014 about the application for Re-Zoning requested by Gary and Donna Sanders. Commissioner McFadden stated she would not be able to attend.

**New Business- Setbacks in C-3 Zoning**

John M. Slusser, Town Manager stated there were no current setbacks for C-3 zoning. It is a relatively new zone and is a mix of M-1 and C-2. He stated there were no current instances of this causing a problem, but with new development possible in the near future; he wanted to take care of the matter. He stated the current setbacks for C-2 and M-1 are as follows:



Vice- Chairman Washington was wandering what kind of business would fall into the zone of C-3. He wanted something to compare. Mr. Slusser stated that Northern Neck Electric would be an example.

Mr. Slusser then gave an overview of what the purpose of zoning was intended for. He stated that it was to develop a set of standards for a common good, not an individual’s own benefit. He also stated there was no current hold-up on a project and this decision could wait. Mr. Slusser stated he would like to see the setbacks follow along the lines of the C-2 and M-1 zone. He did think there should be a minimum area set. He suggested a lot size of 15,000 sqft. He also stated it would be easier to stay more conservative on the setbacks, as giving more area is easier than taking area away. He wanted the Commission to go and do their own research on similar areas and find out what setbacks were present. This would give a nice reference point to make the decision. The Commission agreed that this matter would be tabled until the December meeting.

With there being no further business, Chairman Lowery Adjourned the November 6, 2014 meeting of the Warsaw Planning Commission.

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Laura Katherine Condrey, Secretary

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