**Warsaw Planning Commission**

78 Belle Ville Lane

April 2, 2015

7 PM

The regular monthly meeting of the Warsaw Planning Commission was called to order by Rudolph “Mac” Lowery, Chairman, at 7 p.m. on April 2, 2015. He then led the Pledge of Allegiance. Commissioners in attendance were Gary Palmore, Susan McFadden, Faron Hamblin, Anne Barker, Harold Donovan, and William Washington, IV., Vice Chairman. Staff present included John M. Slusser, Town Manager, and Kate Condrey, Secretary to the Planning Commission. The audience was made up of Roger Hutt and Nicholas Vandeloecht, Editor of the Northern Neck News.

APPROVAL OF MINUTES

Vice-Chairman Washington made a motion to accept the March 12, 2015 minutes without addition or correction. The motion was seconded by Commissioner Barker. The votes were as followed:

Rudolph “Mac” Lowery Aye Anne Barker Aye

William Washington, IV. Aye Susan McFadden Aye

Faron Hamblin Aye Harold Donovan Aye

Gary Palmore Aye

OLD BUSINESS:

There was no old business

NEW BUSINESS:

***Conditional Use Permit- Packett Rentals, LLC***

***498 Main Street***

Packett Rentals would like to put up a 12 unit apartment building at 498 Main Street. John Slusser, Town Manager, explained why Packett Rentals, LLC needed a CUP for the proposed project. This was because zoning requires them to do so. There will be 3 lots combined to make room for this structure. There are currently two single family homes on the property and he would like to renovate those to also be rented out. That would make for a total of 14 rental units. Mr. Slusser explained Packett Rentals has helped to improve the town by building units near RCC, and builds very nice buildings. He takes pride in his work.

Councilman Washington stated that Packett Rentals history has proven to be no issue for the Town. Mr. Slusser wanted to clarify that everyone knew where the structure would be built. Commissioner Hamblin mentioned all the Packett Rental units are very well kept and clean. Chairman Lowery said he knew from personal experience how nice and well maintained the properties are.

Mr. Slusser mentioned he had one problem with the plans that were presented. He thought the trashcan area was too close to Main Street and asked if he could move then back. He also explained to Packett Rentals that the water line should be moved from under the pavement into a sidewalk or grassy area. These rental units would only be accessible from Main Street.

Vice-Chairman William Washington made a motion to send the CUP request for Packett Rentals, LLC to a Joint Public Hearing on May 14, 2015. Commissioner Harold Donovan seconded the motion. The votes were as followed:

Rudolph “Mac” Lowery Aye Anne Barker Aye

William Washington, IV. Aye Susan McFadden Aye

Faron Hamblin Aye Harold Donovan Aye

Gary Palmore Aye

***C-2 Zoning Setbacks***

John Slusser, Town Manager, explained the C-2 zoning setbacks. He stated a business wants to expand, but would encroach on the current setbacks. He asked if this was a common problem and if things should be changed. The Town Council has talked about this issue, and sent it to the Planning Commission for their stance.

The local business that wants to expand is Big L Tire. They were seeking a variance, but are not applicable for one. Since they are not a candidate for a variance, they were seeking to change the setbacks for C-2 zoning. Mr. Slusser explained that when the zoning ordinance came into effect, many of the structures in town were already built. Many of them do not meet the current setbacks. They are bringing this on themselves by expanding a non-conforming structure.

Big L Tire would like to expand to get their employees out of the elements. They are currently working in the site of the proposed expansion. They would not have an issue with setbacks, but Northern Neck Electric Company stated they would have to move lines, which would cost more than the building itself. This is not an option for Big L Tire. The structure would extend about 46 ft from the current building. It would be enough room for 3 trucks. The area would be open and able to drive through.

Mr. Slusser explained the goal of the Town is to solve problems. He stated there were a few ways to confront this issue. The C-2 Zoning could be changed, which could affect the whole town, or a new zone could be created, C-4. The C-4 Zone would consist of older buildings with special situations. Spot zoning is not permitted, but there are many other structures in town that would fit into C-4 Zoning. The Comprehensive Plan also needs to be considered. Mr. Slusser stated the Comprehensive Plan could be amended to put a C-4 Zoning district.

Chairman Lowery decided to table the topic until the next meeting. This would give everyone time to think and come up with their answer to the problem. Mr. Slusser stated the Planning Commission should consider a small group to take on this topic and meet with Roger Hutt to go to his place of business and find the best solution. Harold Donovan and Gary Palmore volunteered to do so. They will come to the next meeting with their findings.

***Warsaw Downtown Revitalization Project***

***CDBG Planning Grant***

Mr. Slusser stated the letters in the packets were self explanatory. He said there are steps the Town must take in order to get the grants awarded by the state. It is a good sign that they have received the $5,000 grant to proceed with the PER’s. He explained that we need to have a broad base from around town to give ideas about what they would like to see come to Town. He also explained that it takes time to get these projects going and completed.

Mr. Slusser explained the residents of Warsaw are getting a good deal on taxes. The Town charges 10 cents per $100. With this also comes police protection, the Town Park, and many things Warsaw has to offer.

With there being no further business, Chairman Rudolph “Mac” Lower adjourned the regular meeting of the Warsaw Planning Commission at 8:15p.m.

Submitted by:

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Laura K. Condrey, Secretary