

**Warsaw Planning Commission
and
Warsaw Town Council
Joint Public Hearing
March 6, 2014
78 Belle Ville Lane
7 p.m.**

Chairman Rudolph Lowery and Mayor Mark Milstead called the March 6, 2014 meeting of the Warsaw Planning Commission to order at 7:00 p.m. Commissioners in attendance were Chairman Rudolph Lowery, Vice-Chairman William Washington, Rebecca Hubert, Susan McFadden, Gary Palmore and Roger Lee.

Town Councilman present were Vice Mayor Paul Yackel, Ralph Self, Ogle Forrester, Randall Phelps, Cheryl Pierson and William Washington.

Town Manager, John Slusser and Planning Commission Secretary, Chandra Johnson represented the town.

Keith Peyton, Wayne Walker, Gerard Mothershead, Walker Gaulding and Mary Bob Gaulding represented Rappahannock Church of Christ. Spencer Moody and Dale Cox represented Helena Chemical Company. Mary Beth Bryant, Pete Sullivan and J. L. Howeth were also present.

Public Hearing

Conditional Use Permit Requests

Relish at Rivahside Inc. 115 Main St. Warsaw

Town Manager, John Slusser read the advertisement for Relish at Rivahside Inc. 115 Main St. in Warsaw. Chairman Lowery asked if the public or the Commissioners had any questions or concerns. Mayor Milstead asked if Council had any questions or concerns.

Chairman Lowery closed the public hearing for Relish at Rivahside Inc. Commissioner Lee made a motion to recommend to the Warsaw Town Council to approve the Conditional Use Permit request for Relish at Rivashide Inc at 115 Main St. Warsaw. Commissioner McFadden seconded the motion. The following votes were taken:

Rudolph Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Susan McFadden	Aye
Roger Lee	Aye	Gary Palmore	Aye

Rappahannock Church of Christ Tax Map 24 Parcel 6A

Town Manager John Slusser read the advertisement for Rappahannock Church of Christ (RCOC). Mr. Slusser acknowledged several members of RCOC. Chairman Lowery opened the public hearing. Mr. Keith Peyton spoke on behalf of RCOC and presented their General Development Plan and rendering of the building for their property. Mr. Peyton said they are

nearly 50% complete on their site plan. The building will be around 30,000 square feet. Construction will not take place for another two to three years.

Mr. Slusser stated that there is a General Development Plan for public view which contains the cemetery, church, etc on the 38 acres. Mr. Slusser advised that we are also considering the Conditional Use Permit request tonight. The Town will work with RCOC to incorporate a sewage and utilities easement in your final site plan.

Chairman Lowery asked Council if they had any comments or questions. Ogle Forrest thanked RCOC for considering and bringing their church to Warsaw. Vice-Chairman Washington asked if this was in zoned as C3. Mr. Slusser advised it was zoned as C2 which is why it requires a Conditional Use Permit. Chairman Lowery closed the public hearing.

Commissioner Lee made a motion to recommend to the Warsaw Town Council to approve the Conditional Use Permit request for Rappahannock Church of Christ located on the N.E. Corner of Route 3 Bypass and the Intersection of State Route 670. Commissioner Palmore seconded the motions. The following votes were taken:

Rudolph Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Susan McFadden	Aye
Roger Lee	Aye	Gary Palmore	Aye

Amendment to Development Management Ordinance

The Town of Warsaw must adopt ordinance revisions that require the depiction of RPA and RMA boundaries and the septic pump-out notification on plats and plans outlined under 9 VAC 10-20-191 A 4 and 5 of the Chesapeake Bay Preservation Area Designation and Management Regulations.

Mr. John Slusser read the advertisement for the Amendment to Development Management Ordinance. Mr. Slusser handed out and read the proposed amendment. Mr. Slusser will send this proposal to the Virginia Department of Environmental Quality (DEQ) contact. This ordinance would apply to everyone's final site plan or plats.

Chairman Lowery asked if were anymore questions or comments. Chairman Lowery then closed the public hearing.

Commissioner Lee made a motion to recommend to the Warsaw Town Council to approve the Amendment to Development Management Ordinance. Commission Hubert seconded the motion. The following votes were taken:

Rudolph Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Susan McFadden	Aye
Roger Lee	Aye	Gary Palmore	Aye

Mayor Milstead advised that the Warsaw Planning Commission has given the Warsaw Town Council three recommendations to take action on at their regular meeting on March 13, 2014. The Mayor then adjourned the Warsaw Town Council at 7:21pm.

Chairman Lowery called to Planning Commission meeting back in session at 7:22 p.m.

Commissioner Lee made a motion to approval the February 6, 2014 meeting minutes without correction. Chairman Hubert seconded the motion. The following votes were taken:

Rudolph Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Susan McFadden	Aye
Roger Lee	Aye	Gary Palmore	Aye

Helena Chemical

Spencer Moody, Manager from Walkerton facility and Dale Cox, Project Manager attended the meeting to give the Planning Commission and updated on the 10 acre Helena Chemical Facility in Warsaw. The representatives brought copies of the plans and pictures of current warehouse facilities to share with the Planning Commission. Mr. Cox and Mr. Spencer gave an overview of the plans, environmental and operational safety procedures, and answered questions about the types of products kept at the facility. They answered questions about Helena's past inherited issues; and how the business has corrected those issues. There are no plans for the Warsaw facility to manufacture any products.

Mr. Slusser asked about the noise level. Mr. Cox said the facilities noise should be limited and should make no more noise than a truck running. There will more noise from the traffic from the By-pass and Route 3. Helena Chemical will use Town water to service its clients. The Warsaw facility will service clients in Fredericksburg and Colonial Beach down to Kilmarnock.

Commissioner Palmore asked if it would cause traffic issues on the By-pass. Mr. Spencer said there should not be any problems with traffic. Helena Chemical trucks go out to service the clients. Mr. Spenser advised that no diesel fuel will be on site and they will purchase diesel from local merchants.

Dollar General Tax Map 6 Parcel 19

J.L. Howeth presented and gave an overview of the Dollar General Site plans located at the corner of Sabine Hall and Rte 624. Commissioner Lee made a motion to recommend to the Warsaw Town Council to send the Dollar General Site Plan to a Joint Public Hearing at the Town Councils meeting in April 10, 2014. Rebecca Hubert seconded the motion. The following votes were taken:

Rudolph Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Susan McFadden	Aye
Roger Lee	Aye	Gary Palmore	Aye

There being no further business Chairman Lowery adjourned the Planning Commission meeting at 8:35p.m.

Respectfully submitted by:

Chandra O. Johnson
Warsaw Planning Commission Secretary