

Warsaw Planning Commission  
Public Hearing  
June 5, 2014 – 7:00 P. M.  
Council Chambers – 78 Belle Ville Lane  
Warsaw, Va. 22572

Chairman Lowery called the June 5, 2014 meeting of the Warsaw Planning Commission to order at 7 p. m. and led in the Pledge of Allegiance. Commissioners in attendance were Chairman Lowery, Roger Lee, Anne Barker, William Washington, Gary Palmore and Rebecca Hubert. Town staff present was John Slusser and Susan Pemberton.

Others present were Rebecca Shaffer, Carrie DosSantos, Roy Rogers, Ogle Forrest, Aubrey Edwards, Sandra Pierson, Wayne Pierson, Melinda Lewis, Charlie Pruett, Wallace Lewis, Sonya Lucas, Paul Ball, Carla Lewis, Fantasia Lewis and Nicholas Vandeloecht reporter for the Northern Neck News.

John Slusser read the following ad that appeared in the Northern Neck News.

***PUBLIC HEARING  
GENERAL DEVELOPMENT PLAN***

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended, the Warsaw Planning Commission will hold a public hearing Thursday, June 5, 2014 at 7:00 P.M. in the Robert W. Lowery Municipal Building located at 78 Belle Ville Lane to consider the request of Bailey Living Trust and the developer Roy Rogers to obtain approval of Bailey Ridge Subdivision General Development Plan on Parcel 16A3(A)3. The Public Hearing coincides with the Planning Commission regular meeting.

Questions may be directed to the Town Office between 8:00a.m. and 5:00 p.m., Monday through Friday at (804) 333-3737. All interested parties will be heard at the hearing or written statements may be sent to Town of Warsaw, P.O. Box 730, Warsaw, Va. 22572 and will be presented at the hearing.

John Slusser reads a letter he wrote on April 28, 2014 to Mr. Roy Rogers and Mr. Jack Bailey on issues that need to be addressed on the review of the General Development Plan dated April 22, 2014.

### **Storm Water Management Issues**

In order to determine whether or not the General Development plan is viable, there needs to be some preliminary indication that the plan meets existing storm water control regulations. This is in terms of both volume and velocity. It is not necessarily sufficient to address impact on your site alone, inasmuch as your site will likely be impacting off site situations.

Of particular concern is the amount of water that currently utilizes that water shed and the impact development will have on it. Your General Development plan has two major areas where water will apparently drain into or across of Memorial Drive (SR1018). The ability of Memorial Drive and eventually E. Monroe (SR1014) to handle that water needs to be demonstrated.

There are different ways to do it including retention on your property, in an effort to slow the flow. However, nothing is shown. Your decisions, based upon Virginia Department of Highways requirements will affect the General Development Plan. To my knowledge, there has not been any indication from VDOT regarding their requirements.

Of course, ultimately the entire plan will need to be approved by Richard English, at Richmond County.

Please don't be confused. I am not asking for a final E&S Storm Water Management plan. However, I am asking for preliminary calculations necessary to support General Development plan viability.

### **Water & Sewer**

Additionally, there remains the issue of water and sewer. The town does not want utilities located within roadways. Whenever possible, utilities are to be located outside of the roadway.

While there has been limited discussion on water and sewer service, no agreement has been reached. Sewer is not expected to be a problem. However, the impact of two force mains and gravity sewer line that is located within an existing easement which crosses the property is yet to be fully determined.

Currently, water is not available in sufficient quantity to provide adequate fire protection. While the town anticipates working with the developer toward that end, it should be noted that the ordinance requires, "... developer shall construct necessary water mains and sewer mains". The town is in the process of evaluating available alternatives. We anticipate a satisfactory arrangement.

### **Roads**

Roads are to be constructed to VDOT standards, meaning they will be built in such a manner as would be necessary to be taken into the VDOT system. It should be noted that the ordinance requires cul de sacs to have a 50' radius.

Entrances may be impacted by storm water management issues as previously discussed. Additionally, the development may affect adjacent State Roads. Preliminary VDOT comments are desired.

### **Public Utilities**

Location of underground cable and electric must be shown. Additionally, location of street lights should be indicated.

### **Public Hearing**

#### **General Development Plan**

**Parcel 16A3(A)3 – 187 Memorial Drive**

**Bailey Living Trust & Developer Roy Rogers**

Mr. Ogle Forrest thanked the planning commission for the time for him to speak and represent the citizens in the area and we are not opposed to the development but there are many concerns. Such as the narrow roads that are not designed for a lot of traffic. People have started walking and riding bikes and this is scary with

any extra traffic. Storm water problem is a concern as it already has water that covers the road with a normal rain storm.

John Slusser asked Mr. Forrest if there were already existing drainage problems on Monroe Avenue and Mr. Ogle Forrest stated yes. Mr. John Slusser stated there were already problems on Monroe and Memorial whether or not approved and the problem needs to be addressed. Mr. Forrest asked to see other developments that had been finished by the developer.

Mr. Roy Rogers stated that there are regulations with DEQ and he has meet with VDOT on drainage problems. Mr. Rogers also stated that he didn't mind meeting with the neighbors in the area to set some regulations to homes that would be built.

Commissioner Lee asked Mr. Roy Rogers if there was some time frame. Mr. Roy Rogers stated ASAP that there were permits that could take up to 2 to 3 months time to receive.

Many questions and concerns with the narrow roads that are at Monroe Avenue and Memorial Drive, Mr. Slusser stated that these are questions for VDOT and can the road handle the proposal. Mr. Roy Rogers then stated that plans had to be approved by VDOT.

Chairman R. M. "Mac" Lowery closed the public hearing.

Commissioner Lee made a motion for the General Development Plan for Bailey Living Trust& developer Roy Rogers for parcel 16A3(A)3 located at 187 Memorial be recommended to Town Council with concerns of the following.

Narrow Roads –Road size too narrow  
Storm Water- Memorial Dr. is about storm water drainage  
Size of lots- 20,000 square average size and min. of 5,000  
Deed Restrictions to be provided

Commissioner Barker seconded the motion. The following votes were taken:

R.M. Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Roger Lee	Aye
Anne Barker	Aye	Gary Palmore	Aye

Commissioner Barker made a motion to approve the Amended April 3, 2014 and May 1, 2014 Warsaw Planning Commission meeting minutes as written.

Commissioner Lee seconded the motion. The following votes were taken:

R.M. Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Roger Lee	Aye
Anne Barker	Aye	Gary Palmore	Aye

### **New Business**

#### **Conditional Use Permit – Wellesley Place-Sonya Lucas**

Restaurant – Banquet Hall at 4699 Richmond Road

John Slusser, Town Manager reads Sonya Lucas' business statement for Wellesley Place:

I am proposing to operate a restaurant and banquet facility in the Warsaw Village Shopping Center. This business is intended to serve the greater Northern Neck Community and provide an elegant dining experience. The hours of operation are proposed as; Sunday thru Thursday from 8 a.m. to 12 midnight and Friday and Saturday from 8 a.m. to 2 a.m.

The business model for the restaurant and banquet facility is to provide a fine dining establishment as well as a banqueting space for business meetings, small conferences, church and other civic organizations to hold meetings and social events, as well as private citizens to host personal events.

The restaurant will provide a family friendly atmosphere offering delicious comfort foods with banqueting space for private events. There will be professional and well trained staff on the premises to manage the facility and the events.

Sonya Lucas stated that she would be serving lunch and dinner and already has hired a chef. She stated that it would be a restaurant with banquet facilities and she would not shut down the restaurant for a banquet.

John Slusser stated to her that Night Clubs are prohibited in the Town of Warsaw and to make sure she understood definition of a Banquet Hall.

Commissioner Lee made a motion for a recommendation for a CUP request for Sonya Lucas to operate her business as a restaurant/banquet hall at 4699 Richmond Road located within the Warsaw Village Shopping Center for a Joint Public Hearing to be held on July 3, 2014 at 7 p.m. Commissioner Hubert seconded the motion.

The following votes were taken:

R.M. Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Roger Lee	Aye
Anne Barker	Aye	Gary Palmore	Aye

### **New Business**

#### **Conditional Use Permit –Paw\*Some Pet – Fantasia Lewis**

Pet Grooming Salon at 4711 Richmond Road

Fantasia Lewis stated that hours of operation would be 10 a.m. to 6 p.m. Tuesday thru Saturday she then read a business statement for Paw\*Some Pet.

Grooming Services:

Breeding Standards

Nail Trimming/Grinding

Nail Painting

Teeth Cleaning

Ear Cleaning

Face Trim

Paw Cleaning Furminator (De-shedding)

My salon will be cleaned and sanitized on a daily basis. I will have the salon setup so that visitors can see exactly what I will be doing and nothing is hidden. I will specialize I breed cuts, but will also give pet owner any style they wish for their pets to have. I will be servicing all dos from extra-small to extra-large. I will be sound proofing the holding areas for the pets so that the neighboring businesses will not be bothered. I plan to manage my grooming business alone initially and as the business increases I will add the necessary staff. I believe my business will be a great asset to the community because there are not many places to take their pets to get groomed in the area.

After much discussion and questions Commissioner Lee made a motion for a recommendation for a CUP request for Fantasia Lewis to operate a pet grooming salon at 4711 Richmond Road located within the Warsaw Village Shopping Center for a Joint Public Hearing to be held on July 3, 2014 at 7 p.m. with concerns of a sound proofing area. Commissioner Barker seconded the motion.

The following votes were taken:

R.M. Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Roger Lee	Aye
Anne Barker	Aye	Gary Palmore	Aye

### **New Business**

#### **Conditional Use Permit- Hurst Harvey Oil, Inc.**

Car Wash – Tax Parcel 16(6)1 -in front of Food Lion on Richmond Road

Mr. Charlie Pruett introduced himself as a surveyor and handed out pictures of a car wash in Gloucester which will be like the one Hurst Harvey would like to build at tax parcel 16(6)1 which is the property in front of the Food Lion Shopping Center. The entrance would be from the Food Lion parking lot.

Melinda Lewis introduced herself and stated that the computers were on a timer and they may hire an attendant.

John M. Slusser, Town Manager then read letter:

Hurst Harvey Oil, Inc. likes to offer the following conditions:

- Would provide a 6' high stockade fence to house the trash container
- Would provide a storm water management in order to mitigate the additional un-off of water if needed
- Will provide some landscaping around the area such as :planted trees, potted flowers and plants for a pleasant eye appeal
- Portion of water will be recycled and the remainder of runoff from the car wash will be diverted to 4 storage tanks –Remainder left in tanks will be removed from site to an approved sewage facility
- Site will be checked daily for trash removal to limit debris on site – Are considering hiring an attendant to man the facility
- There will be video surveillance of the area 24/7
- Car wash will close daily at 10 p. m.
- Loitering or such will be directed to the Town Police

Councilman Lee made a motion for a recommendation for a CUP request for Hurst Harvey Oil, Inc. to build and operate a car wash on tax map parcel 16(6)1 located in front of the Food Lion on Richmond Road for a Joint Public Hearing to be held on July 3, 2014 at 7 p.m. with concerns for lighting and landscaping. Commissioner Hubert seconded the motion. The following votes were taken:

R.M. Lowery	Aye	Rebecca Hubert	Aye
William Washington	Aye	Roger Lee	Aye
Anne Barker	Aye	Gary Palmore	Aye

There being no further business Chairman Lowery adjourned the meeting of the Warsaw Planning Commission.

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Susan M. Pemberton, Clerk of Council