

MINUTES
WARSAW PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
JUNE 7, 2018 – 7:00 P.M.

The regular meeting of the Warsaw Planning Commission and Public Hearing to consider the Rezoning Request of The Alma Group Db a River Pools and Spas to rezone tax map Parcel 16-12 from C-2, General Commercial to C-3, Light Industrial. Commissioners present were Chairman Gary W. Palmore, Vice-Chair, Mary Beth Bryant, Julia Blackley-Rice, Jonathan B. English, Faron H. Hamblin, Hannah O. Tiffany, and Barbara Jean Lefon.

Town Staff present was Joseph N. Quesenberry, Town Manager, Lee H. Capps, Director of Economic Development and Linda S. Holsinger, Clerk of Commission. Others present was Jason Hughes of River Pools & Spas, Jeffrey L. Howeth of J.L. Howeth, P.C., and Edward Self.

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chairman Palmore called the meeting to order and led in the Pledge of Allegiance

PUBLIC HEARING

Chairman Palmore opened the Public Hearing and read the following purpose and description; The Purpose of the Public Hearing is a re-zoning request by the owners of Tax Map Parcel 16-12 from C-2 to C-3. The full statement of intent of each base and overlay zoning district is located in the DMO (Development Management Ordinance – Article 3, Section 1, Item 3), C-2 description is found on Page 66 of the DMO and the C-3 description is found on page 66-A if the amended DMO and are posted on the Town of Warsaw WEB Site.

Staff and Petitioner Statements

Lee H. Capps showed the property to be considered for rezoning on the zoning map. He advised all adjacent property owners were notified by certified and notice was advertised in two publications for two weeks as required.

Jason Hughes of River Pools and Spas stated they have outgrown their present location. They want to expand their business to include manufacturing and installation. There is no allowance for manufacturing in their current location.

Edward Self noted he lives at 365 Self Town Road and is a neighbor of the property being considered for rezoning. He has some concerns as to where on the property this will be located and what will be done to insure the compatibility to the residential property in the area. Lee Capps advised we are only here to discuss rezoning of the property tonight and the actual plans will be discussed at a future date. Those plans will require a CUP and Public Hearing. Mr. Self stated he has no problem with the rezoning of the property.

There being no further comments, Chairman Palmore closed the Public Hearing.

APPROVAL OF AGENDA

Commissioner Tiffany moved to approve the agenda as presented. The motion was seconded by Commissioner Blackley-Rice and carried with the following votes.

Gary W. Palmore	Aye	Mary Meth Bryant	Aye
Hannah O. Tiffany	Aye	Julia Blackley-Rice	Aye
Jonathan B. English	Aye	Faron H. Hamblin	Aye
Barbara Jean Lefon	Aye		

REVIEW/APPROVAL OF PREVIOUS MEETING NOTES (MINUTES)

Commissioner Hamblin moved to approve the Minutes of May 3, 2018 as presented. Vice-Chair Bryant seconded the motion and the motion carried with the following votes.

Gary W. Palmore	Aye	Mary Beth Bryan	Aye
Hannah O. Tiffany	Aye	Julia Blackley-Rice	Aye
Jonathan B. English	Aye	Faron H. Hamblin	Aye
Barbara Jean Lefon	Aye		

PUBLIC COMMENTS (Of items not on the Agenda)

None

OLD BUSINESS

None

NEW BUSINESS

- a. Re-zoning Recommendation to Council Regarding Tax Map Parcel 16-12

Commissioner Hamblin moved to recommend Council approval of the rezoning request of the Alma Group to rezone Tax Map Parcel 16-12 from C-2 to C-3. Commissioner Tiffany seconded, and the motion carried with the following votes.

Gary W. Palmore	Aye	Maty Beth Bryant	Aye
Hannah O. Tiffany	Aye	Julia Blackley-Rice	Aye
Jonathan B. English	Aye	Faron H. Hamblin	Aye
Barbara Jean Lefon	Aye		

ZONING & STAFF REPORTS

- a) Open Discussion of Pending Rezoning Requests

The Town Manager stated there are none at this time. The property on Wallace Street adjacent to Lift station #2 may not be able to proceed due to Chesapeake Bay Act Restrictions.

They would have to stay 100' of the swamp near Lift station #2 There is not much we can do to accommodate them on the property they were considering. There may be other lots they could consider in town that would be less restrictive to rezone from R1 to R12 as they were considering.

b) Zoning & Staff Updates

The Town Manager advised we have hired Donna Jackson part time to assist us in finding properties that are in violation of the Town Code. She is working to get peoples to keep their grass cut and the removal of abandoned cars as well as other violations that may be found. So far there have been no blatant violations.

We also have one of our employees working in trim the sidewalks, so they will be more attractive, and people will actually be able to use them.

c) Beautification Initiative

The Town Manager, Planning Commission with help from the Chamber of Commerce are working together to get sponsors to advertise in the medians as we have discussed previously. We believe we have our first sponsor in River Pools and Spas.

d) Revitalization Timetable/New and Pending Grants/CDBG Updates

The Town Manager advised we were able to get an 80%-20% matching grant from VDOT in the amount of \$1.425 million to assist us in building sidewalks from the Daily to RCC and to move the power poles out of the sidewalks on the other side. Commissioner Tiffany expressed her concern about the lack of sidewalks to Morgan Lane to the Shell Station. She feels more people would make use of the Town Park if was more safely accessible to families in these areas. There was some discussion if a crosswalk at Morgan Lane could be installed to get folks across the street more safely.

COMMISSIONERS COMMENTS/REQUEST

Julia Blackly-Rice congratulated River Pools & spas on being voted one of the top fifty pool manufacturing companies in America.

Commissioners congratulated Joseph and Lee on all their hard work in obtaining grants and the progress that has been made so far in "the bottom".

Hannah Tiffany reported there is an upcoming event to be held at Relish regarding all the excavation work that has been done at the Saddlery location. Shannon and Michelle Bromfield will be there to give a report on their findings.

Joseph Quesenberry advised there will be a "Picking in the Park" event July 21st at the Town Park, from 7:00 – 10:00 p.m.. There will be live music, food vendors, a beer garden as well as volleyball, cornhole and much more to come. The admission is free, but donations will be taken for the Friends of the Saddlery.

Faron Hamblin said it sounds like it will be a great event and he is looking forward to it.

Lee Hood Capps advised that the Town of Warsaw and the Warsaw Rotary are sponsoring a Flags for Heroes event on the grounds of Rappahannock Community College. The sixty flags will be flown between June 30th and July 9th as an Independence Day celebration. The Flags for Heroes, particularly honoring our first line freed defenders will again be flown surrounding Veteran's Day and Memorial Day.

Jonathan English said he has enjoyed his time on the Commission and is looking forward to continuing to work with them as the Council representative to the Commission. He also commented regarding the recent billboard and the negativity it instilled in the community. He feels if the town and the county and local volunteers will work together and encourage people to participate we can make this situation better.

There being no further business Chairman Palmore adjourned the meeting at 7:50.

Submitted by: Linda S, Holsinger, Clerk of Commission