

MINUTES
WARSAW PLANNING COMMISSION
REGULAR MEETING & PUBLIC HEARING
FEBRUARY 7, 2019 – 7:00 P.M.

The regular meeting of the Warsaw Planning Commission and Public Hearing to consider the Rezoning Request of Antonio Volo to partially rezone Tax Map parcels 16A1(2)A&B from C2 to R-1 , Limited Residential, with Traditional Town Overlay was held Thursday, February 7, 2019 at 7:00 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw VA 22572. Commission members present was Chairman Gary W. Palmore, Vice-Chair Mary Beth Bryant, Hannah O. Tiffany, Barbara J. Lefon, Elizabeth F. Franklin and Council Liaison Jonathan B. English. Commissioner Regis H. Shaw was absent.

Town Staff present was Town Manager Joseph N. Quesenberry, Community Development Specialist Melissa M. Coates and Linda S. Holsinger

Chairman Palmore called the meeting to order and led in the Pledge of Allegiance at 7: 00 p.m.

Election of Officers

Chairman: The Town Manager called for nominations for Chairman and asked if anyone was interested in this position for this year. Barbara J. Lefon stated Gary Palmore has done a wonderful job and she nominated him to continue as Chairman. Hannah O. Tiffany seconded the nomination. Gary Palmore stated he was willing to continue as Chairman and was reelected as chairman by the following votes:

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Hannah O. Tiffany	Aye	Barbara J. Lefon	Aye
Elizabeth F. Franklin	Aye	Jonathan B. English	Aye

Vice-Chairman: The Town Manager called for nominations for Vice –Chair or if there was anyone was interested in serving as Vice -Chair this year. Mary Beth Bryant and Elizabeth F. Franklin both expressed interest in this position. Jonathan English nominated Elizabeth Franklin to serve as Vice-Chair; the nomination was seconded by Gary Palmore. Barbara J. Lefon nominated Mary Beth Bryant to serve as Vice-Chair; the nomination was seconded by Hannah O. Tiffany. The Town Manager then called for a vote for Elizabeth F. Franklin. Votes for Elizabeth Franklin were as follows.

Gary W. Palmore	Aye	Elizabeth F. Franklin	Aye
Jonathan B. English	Aye		

The Town Manager then called for votes for Mary Beth Bryant. Votes for Mary Beth Bryant were as follows.

Barbara L. Lefon	Aye	Mary Beth Bryant	Aye
Hannah O. Tiffany	Aye		

This resulted in a tie vote. After some discussion on how to resolve this issue such as flipping a coin or drawing straws, the Town Manager after researching Robert's Rules deferred to the Chairman to break the tie.

Chairman Palmore named Elizabeth F. Franklin to serve as Vice-Chair for this year.

Secretary: Hannah Tiffany asked Mary Beth Bryant if she would consider serving as Secretary? Mary Beth Bryant declined. Gary Palmore nominated Linda Holsinger to serve as Secretary. Mary Beth Bryant seconded, and Linda Holsinger was elected to serve as Secretary by the following votes.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Hannah O. Tiffany	Aye	Barbara J. Lefon	Aye
Elizabeth F. Franklin	Aye	Jonathan B. English	Aye

Approval of Consent Agenda and Minutes:

Chairman Palmore called for a motion to approve the Consent Agenda and the Minutes of December 2018. Barbara J. Lefon moved to approve the Consent Agenda and the Minutes of December 2018 as presented. The motion was seconded by Mary Beth Bryant and carried by the following votes.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Hannah O. Tiffany	Aye	Barbara J. Lefon	Aye
Elizabeth F. Franklin	Aye	Jonathan B. English	Aye

Public Hearing – Rezoning Request to Rezone Parcel 16A1(2)A&B

Chairman Palmore opened the Public Hearing and advised the purpose of the Public Hearing is to consider the Rezoning Request of Antonio Volo to rezone Tax Map Parcels 16A1(2)A&B to R1, limited residential, with Traditional Town Overlay. The property is currently zoned C2, which allows for general business activity associated with retail and service industries.

The Town Manager advised Mr. Volo plans for the construction of 6 Town Homes on his property at Gordon Lane behind Anna's Restaurant. The way the property was, it was a non-conforming lot. It was all one parcel including Anna's, now it a separate parcel and is now a conforming lot. The Traditional Town Overlay provides for mixed use development.

These units will be 2 story and the plans call for a gazebo and fencing. There was a short intermission to get the plans for the Commission to review.. After the Commission had reviewed the plans, the Chairman asked if there was any further comments or questions from the Commission. There being no further comments or questions and there being no public in attendance regarding this matter, the Chairman closed the Public Hearing.

Public Comment - None

Elizabeth Franklin moved to forward the Rezoning Request of Antonio Volo to Warsaw Town Council with the Commission recommending approval. The motion was seconded by Barbara J. Lefon and carried with the following votes.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Hannah O. Tiffany	Aye	Barbara J. Lefon	Aye
Elizabeth F. Franklin	Aye	Jonathan B. English	Aye

Old Business – Comprehensive Plan Discussion and Update

The Town Manager advised the Commission had not met to have any further discussion at this time due to weather and other issues. He would like the Commission to meet March 7th @ 6:00 p.m. review the Comprehensive Plan to draft plans to have a Public Hearing at a later date.

New Business

a. Comprehensive Plan Public Hearing – Schedule

No definite date was scheduled for a Public Hearing on the Comprehensive Plan pending the results of the meeting for discussion and review on March 7th.

b. River Pools – Update and Schedule Public Hearing

The Town Manager advised River Pools is interested in purchasing the property across Rt 360. They plan to use this property to manufacture pools. They will keep their current property as their corporate office. This will require rezoning the property to C-3 to allow this use of the property. Commissioner Tiffany is concerned about the odor this will cause and the effect on the other businesses and residences in the area. She also asked where are all the jobs promised with the previous agreement. She has concerns with them going through with the promises they have made. She stated she lives in a residential area near Selftown Road and the smell is really bad some days.

Elizabeth Franklin moved to enter closed session under Virginia Freedom of Information Act Section 2.2.3711.A.3. Jonathan English seconded, and the motion carried with the following votes.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Hannah O. Tiffany	Aye	Barbara J. Lefon	Aye
Elizabeth F. Franklin	Aye	Jonathan B. English	Aye

Elizabeth Franklin moved to come out of closed session . Hannah Tiffany seconded, and the motion carried by the following votes.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Hannah O. Tiffany	Aye	Barbara J. Lefon	Aye
Elizabeth F. Franklin	Aye	Jonathan B. English	Aye

The Commission certified by roll call vote they only discussed matters cited in the motion and so permitted to be so discussed in the Virginia Freedom of Information Act section cited in the motion to enter closed session. The roll call votes are as below.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Hannah O. Tiffany	Aye	Barbara J. Lefon	Aye
Elizabeth F. Franklin	Aye	Jonathan B. English	Aye

Closing Comments – None

There being no further business Chairman Palmore adjourned the meeting.

Submitted by: Linda S. Holsinger, Secretary