**Warsaw Planning Commission**

78 Belle Ville Lane

September 3, 2015

7pm

The regular monthly meeting of the Warsaw Planning Commission was called to order on Thursday, September 3, 2015 at 7pm by Chairman Rudolph “Mac” Lowery. He then led the Commission in the Pledge of Allegiance. Commissioners in attendance included Gary Palmore, Faron Hamblin, Harold Donovan, Anne Barker, and Vice Chairman William Washington, IV. Staff present included Town Manager, John Slusser, and Secretary, Kate Condrey. The audience was made up of Mary Beth Bryant.

APPROVAL OF MINUTES:

Commissioner Palmore made a motion to accept the August 6, 2015 minutes without addition or correction. The motion was seconded by Commissioner Hamblin. The votes were as followed:

Anne Barker Aye Faron Hamblin Aye

Gary Palmore Aye Rudolph “Mac” Lowery Aye

Harold Donovan Aye William Washington, IV. Aye

OLD BUSINESS:

The Northern Neck Electric Company is ready to begin building. They have equipment in the field and everyone has signed off on the project.

The Bailey Ridge subdivision is very close to the start date of the project. Roy Rogers has staked out areas. It should begin very soon.

The carwash is underway.

Helena Chemical Company has come back with a third set of plans. They had an idea of what they wanted to build originally. They have changed it twice since then. The Commission looked at the latest set of plans. The Town Manager pointed out the differences. The Commission decided the new revisions actually made better use of the property and made it easier for large trucks to come in and out of the area. The concerns were the development being too close on the property line. Mr. Slusser stated they were within the limits set in the DMO. The Commission was fine with the new revisions.

Mr. Slusser spoke with Keith Peyton of the Rappahannock Church of Christ about an upcoming CUP. They are having an event on Saturday, September 5, 2015 and have obtained an outdoor gathering permit. Hopefully, they will get the CUP in by the next meeting.

There was a study done on the old nursing home location and the findings came back that there should be a multi-use building on the location. Mr. Slusser stated there is not a need for retail space because it may end up abandoned like other spots in Warsaw. There is a need for apartments though. The study suggested 60 apartments, but the Town Manger thinks that would be too many. The Town does not want to take business away from the surrounding apartment owners. The problem with only having 30 apartments is the density. The cost nearly doubles per apartment compared to having 60. Mr. Slusser would like to see the Town hold on to the property and hope it will find its use down the road. He used the Town Park as an example. The Town needed land and could not afford what they wanted. If the Town sold the land, it would no longer be in control of what happens to it.

Commissioner Palmore asked about the ABC Store moving. The new location is in the Food Lion shopping center. They will close the current store on September 26, 2015 and the new store will open 5 days later.

Vice-Chairman Washington said he was glad Mr. Slusser pulled out the plans for Helena Chemical and let the group study them. He would like Mr. Slusser to educate the group on what to look for in the plans. Mr. Slusser stated he would like that group to know what to look for and can show each of them on a 1 on 1 basis during the week.

With their being no further business, the Warsaw Planning Commission meeting was adjourned at 7:43pm.

Submitted by:

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Laura Condrey

Secretary