

MINUTES
WARSAW PLANNING COMMISSION
MAY 01, 2014 – 7:00 P.M.
COUNCIL CHAMBERS – 78 BELLE VILLE LANE
WARSAW, VIRGINIA 22572

The regular meeting of the Warsaw Planning Commission was held Thursday, May 1, 2014, in Council Chambers at 78 Belle Ville Lane. Chairman R.M. Lowery called the meeting to order at 7:00 p.m. and led in the Pledge of Allegiance. Commissioners present were R.M. Lowery, Roger Lee, Susan McFadden, Anne Barker, Gary Palmore and William L. Washington, IV. Commissioner Hubert was absent.

Town staff present was John M. Slusser and Linda S. Holsinger. Others present were Roy Rogers representing Bailey Ridge Subdivision and John Lyman of the Northern Neck News.

APPROVAL OF MINUTES – April 03, 2014

Chairman Lowery asked if everyone has had a chance to read the minutes of the April 3, meeting and if there were any questions or corrections. Commissioner Barker asked about an unfinished sentence under Helena Chemical Company. It reads Mr. Slusser advised that if the Planning Commission was comfortable with plans and facility. It stops there without saying any more about the intent of the sentence. The Town Manager stated since the person who wrote them is no longer here; he will listen to the tape and make the necessary correction. No vote will be taken tonight as the minutes are incomplete.

OLD BUSINESS

a. Dollar General – Final Site Plan

There was a brief discussion of the Dollar General Store plans. The Town Manager passed around a picture of the building as proposed. There will be a brick façade in the front and side of the building apparent to the road. There will be no brick on the back of the building. The Town Manager noted their main reason for moving to another location is to be able to offer more items for sale and hopefully to increase their sales once they feel a need has been established. In a shopping center like where they are currently, the anchor store such as Food Lion in this case may limit what they are allowed to sell and quantities they may sell so as not to be in competition. Commissioner McFadden asked if there were any known plans for their current space. The Town Manager stated he has not heard of any plans for the space they are currently occupying.

NEW BUSINESS

a. General Development Plan – Bailey Ridge Subdivision

The Town Manager advised the GDP is the first step in the process in the proposed plan. There may be other issues to be addressed that are not included in this plan. Roy Rogers is here tonight to answer any questions you may have. I have written a letter to Mr. Rogers expressing some of the concerns I have regarding some of the questions that need to be addressed.

One such issue is Storm Water Management in terms of volume and velocity. This is not necessarily for this site alone but how it may impact surrounding sites and how the flow is to be contained. The Virginia Department of Highways may also have some concerns that are not addressed on the plan. We are not asking for a final Erosion & Sediment Control plan at this time as that will ultimately need to be approved by Richard English of Richmond County.

Another issue is Water & Sewer. There has been limited discussion but no agreement has been reached. Water is not available in sufficient quantity to provide adequate fire protection. It should be noted the ordinance requires the developer to construct necessary water and sewer mains. The Town is in the process of evaluating available alternatives to this issue and anticipates working with the developer to a satisfactory arrangement. Sewer is not expected to be a problem. However, the impact of the two force mains and gravity sewer line that is located within an existing easement which crosses the property is yet to be determined.

Roads are to be built to VDOT standards in a manner that they will be acceptable to be taken into the VDOT system. The Town Ordinance requires cul de sacs to have a 50' radius. Entrances may be impacted by storm water management as discussed earlier. Preliminary VDOT comments are desired.

The Town Manager introduced Roy Rogers to address any concerns and answer any questions. Mr. Rogers stated they will work with the Town to resolve the water issues mentioned and the Storm Water concerns. They certainly don't want to flood anyone out. Commissioner Lee asked if there are any plans to extend the sidewalk. Mr. Rogers stated there are no plans to do so at this time.

John Lyman of the Northern Neck News asked if these plans are for housing to which Mr. Rogers replied yes. Commissioner Lee asked if he knew who the builder will be. Mr. Rogers stated they do not know that at this point but whoever the builder is, it will be something Warsaw can be proud of. Commissioner Lee inquired if they had any idea of lot costs? Mr. Rogers responded costs will be about \$35,000 to \$40,000. Commissioner Barker asked if the buyer will have any options on what will be built. Mr. Rogers stated until a builder has been selected, he is not sure about that.

The Town Manager advised the next step is to hold a Public Hearing as required by the DMO. Commissioner Lowery said he is inclined to have a public hearing up to this point but not a joint public hearing to be held at the next Commission meeting on June 5, 2014. Commissioner Washington asked if they recommend it to Council at their meeting, would another public hearing be required. The Town Manager responded yes. Commissioner Washington then asked what is the advantage to that. Chairman Lowery stated he sometimes feels like if they hold joint public hearings things are pushed through too quickly and the Commission loses the chance to express their concerns and offer their input.

The Town Manager advised that we have held joint public hearings in the past to expedite the process but if you feel there is any controversy, you may want to slow things down a bit. Commissioner Washington moved to send the General Development Plan for Bailey Ridge Subdivision to Public Hearing June 5, 2014, at the next meeting of the Warsaw Planning Commission.

Commissioner Lee seconded and the motion carried as follows.

R.M. Lowery	Aye	William I. Washington, IV	Aye
Roger Lee	Aye	Anne T. Barker	Aye
Susan McFadden	Aye	Gary W. Palmore	Aye

b. Joint Public Hearing – Helena Chemical – May 8, 2014 @ 7:00 p.m.

The Town Manager reminded the Commission of the Joint Public Hearing on Helena Chemical and Gans Communications to be held May 8, 2014 at 7:00 p.m.... Commissioner McFadden asked if there is still to be a site visit to a Helena Chemical plant, as discussed previously, prior to the public hearing. The Town Manager advised no since it is a 3 hour drive to the site; they decided it was not worth it when there were really no differences from the pictures they had seen from the ones around here. The Town Manager reiterated the Planning Commission and Town Council are not here to decide if they can be here or not. They own the property and it is properly zoned for the intended use. They have every right to be here. Our job is to be sure it complies with the Development Management Ordinance. They will have to comply in regard to buffers, lighting, loading pads and parking. The Town Manager noted we have two similar businesses in the area with Southern States and Crop Reduction Services and he knows of no problems with either of those. Commissioner McFadden said those are a different situation as they are not in a residential area and expressed her concern regarding air quality and groundwater to be sure they are protected. The Town Manager advised those things will be addressed by the Virginia Department of Environmental Quality permits but they need the approval of the Planning Commission and Town Council before they begin that permitting process. He stated it is good to be cautious and prudent but we need to defer to the people who are charged with monitoring those issues. Commissioner Lee noted no chemicals will be manufactured here. We don't have the answers to all of your questions but it should be a pretty harmless operation.

c. Joint Public Hearing – Gans Communications dba Metrocast – May 8, 2014, 7:00 p.m.

There was no discussion of the Commission on the Public Hearing for Gans Communication dba Metrocast.

There being no further business, the meeting was adjourned at 7:48 p.m.

By _____
Linda S. Holsinger, Administrative Assistant