**Warsaw Planning Commission**

**78 Belle Ville Lane**

**December 4, 2014**

**7PM**

Chairman Lowery called the December 4th meeting of the Warsaw Planning Commission to order at 7:00pm. He then led the Pledge of Allegiance. Commissioners present included Chairman Rudolph “Mac” Lowery, Commissioner Gary Palmore, Commissioner Susan McFadden, Commissioner Faron Hamblin, Commissioner Anne Barker, Commissioner Harold Donovan, and Vice- Chairman William Washington, IV. Town Staff present included John M. Slusser, Town Manager, and Kate Condrey, Secretary to the Commission.

 John Slusser, Town Manager, wanted to welcome two new members on the Commission, Faron Hamblin and Harold Donovan. He stated that both had experience and viewpoints which he thought would bring something to the Commission. He then explained the Development Management Ordinance and the Comprehensive Plan. The new members will get a copy of both by the next meeting.

 Commissioner Palmore made a motion to accept the October 2, 2014 minutes without addition or correction. Commissioner Barker seconded the motion. The votes were as followed:

Rudolph “Mac” Lowery Aye Susan McFadden Aye

Gary Palmore Aye William Washington, IV. Aye

Faron Hamblin Aye Anne Barker Aye

 Harold Donovan Aye

**New Business-**

***Consideration of General Development and Final Site Plan of Northern Neck Electric Cooperative***

 Mr. Charlie King took to the floor to go over Northern Neck Electric Cooperatives plan for expansion on the bypass property. The property is located between Hamilton Blvd, and the Bypass. It is located at the end of Belle Ville Lane. Mr. King then turned over the presentation to Mr. Marty Mothers head. He stated the property was zoned as C-3 which is commercial/ lite industry. They own about 40 acres to the right and 40 acres to the left of Belle Ville Lane between Hamilton and the route 3 bypass. They plan on building a warehouse, fueling station, and mechanical garage with a few offices on the left side of Belle Ville.

 This new location is just a move of what they already have. They need more room and better facilities for their equipment. Because of the size of this development, there must be a Public Hearing according to the DMO. Mr. Slusser explained to the Commission what was entailed in a Public Hearing.

 Mr. Mothershead explained the overall plans of the development. He stated there would be two gas canopies, just like a normal gas station for refueling. He stated there would be a shop for vehicles and also a place to store the trucks under cover. The buildings will be very pleasing to the eye with all brick and steel elements. There will be a fence surrounding the development with different types of landscaping.

Mr. King then talked about the lighting plan for the site. He explained the colors shown on the diagram and explained there would be no light directly cast outside of the fence line. This would help to cut down on the light being shown on Hamilton Boulevard. The light is only toward the interior of the site. Mr. King also made the point to tell the commission that the development would be secure and gated. He stated only NNEC employees would be able to enter. This would not be a place for the public. The main entrance would be off the Bypass. The VDOT plan was also brought up. There will be a deceleration lane for incoming tractor trailers. This is described in the plan. There has also been a storm water retention plan developed and it is available for anyone to read. There may be future expansion to build the headquarters near the current development site, but no official plans have been brought up thus far.

 Mr. Slusser pointed out the great relationship the Co-op has with the community and town. He stated there would be no additional traffic or noise. Normal daily operation will continue, just at a different location. Commissioner McFadden brought up the topic of decreasing house values due to the development.

 Mr. Slusser stated he does not hear excessive noise coming from the current location and doubts there will be a problem at the new location. Town Manager Slusser also made the comment that as far as neighbors go, the citizens living on Hamilton Boulevard could have worse neighbors if apartments or something along those lines came to the same spot. The new Co-op would be pleasant and not loud. There hours of operation will continue to be 7-5:30. There may be times when there are outages that the trucks will be running at night.

 Commissioner Barker asked about a start date. Mr. Mothershead stated they would not start building until the spring.

 The Commission took a recess at 7:37pm to look over the final development plans. The meeting was called back to session at 7:45. Commissioner Washington commended the NNEC on their great plans. He thinks everything is very complete. He then made a motion to recommend the General Development and Final Site plan to the Warsaw Town Council for a Joint Public hearing. Commissioner Palmore seconded the motion. The votes were as followed:

Rudolph “Mac” Lowery Aye Susan McFadden Aye

Gary Palmore Aye William Washington, IV. Aye

Faron Hamblin Aye Anne Barker Aye

 Harold Donovan Aye

**Old Business-**

***Setbacks in C-3 zoning***

A review was given of the previous meeting and what setback are by John M. Slusser, Town Manager. He then stated that the 50 ft rear setbacks may be a little excessive and 25 feet is more common in areas similar to Warsaw. Commissioner barker stated she looked into some different communities around Virginia and was wondering if setback were from the center line of the road or the actual property line. Mr. Slusser stated that it was from the property line.

Vice-Chairman Washington stated that comparing apples to apples was very hard in this situation. He looked into rural Virginia zoning. Mr. Slusser stated that C-3 zoning is very diverse. It can be anything from a bank or the NNEC development. Mr. Slusser also went over the use of CUP’s and applying for Variance. He stated these were used in special situations. Vice-Chairman Washington stated he wanted it to be easy for new businesses to come into Warsaw. He then made a motion to recommend to council to set all C-3 setbacks at 25 feet. Commissioner Donovan seconded the motion. The votes were as followed:

Rudolph “Mac” Lowery Aye Susan McFadden Aye

Gary Palmore Aye William Washington, IV. Aye

Faron Hamblin Aye Anne Barker Aye

 Harold Donovan Aye

 The lot size was the next issue brought up. 15,000 sqft. is a standard lot size for such developments according to the Town Manager. It is right under a ½ acre. Mr. Slusser stated this would be a good size with the setbacks that were just recommended. Commissioner Barker made a motion to recommend to council that the minimum lot size for C-3 zoning be 15,000 sqft. Vice-Chairman Washington seconded the motion. The votes were as followed:

Rudolph “Mac” Lowery Aye Susan McFadden Aye

Gary Palmore Aye William Washington, IV. Aye

Faron Hamblin Aye Anne Barker Aye

 Harold Donovan Aye

 The next topic was the January meeting, which was regularly scheduled for New Years Day, which is a Holiday for the Town. The commission decided they would meet on January 6th, 2015 at 7pm if there were items on the agenda. If there are no items, there will be no meeting. Kate Condrey, Secretary is responsible for letting members know whether there will be a meeting or not. Commissioners then shared their cell phone numbers.

With there being no further business, the December 4, 2014 meeting of the Warsaw Planning commission was adjourned at 8:20pm.

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Laura Katherine Condrey, Secretary

Warsaw Planning Commission