**Warsaw Planning Commission**

78 Bell Ville Lane

February 5, 2015

7pm

Chairman Lowery called the February 5, 2015 meeting of the Warsaw Planning Commission to order at 7pm. He then led the Pledge of Allegiance. Commissioners present included Chairman Rudolph “Mac” Lowery, Commissioner William Washington, IV, Commissioner Faron Hamblin, Commissioner Harold Donovan, and Commissioner Gary Palmore. Town staff present included John M. Slusser, Town Manager, and Kate Condrey, Secretary to the Planning Commission. Others who attended the meeting were Regina Baylor and Mary Beth Bryant.

Commissioner Palmore made a motion to accept the December 4, 2014 minutes of the Warsaw Planning Commission. Commissioner Hamblin seconded the motion. The votes were as follows:

Rudolph “Mac” Lowery Aye William Washington, IV Aye

Gary Palmore Aye Harold Donovan Aye

Faron Hamblin Aye

**New Business:**

*Conditional Use Permit- Regina Baylor- Antique/ Boutique Shop- 190 Main Street*

Town Manager Slusser explained that Ms. Baylor would like to open a boutique which would have antiques and self-made crafts along with other art. Mr. Slusser explained to the new commissioners why she needed a CUP. He explained that with different zoning categories come different rules. Exhibit 5 from the DMO points out that an antique/boutique store in C-1 zoning needs a CUP.

Ms. Regina Baylor took to the podium. She thanked the commission for their consideration of her new business. She explained she would offer high quality pieces from her own collection, but would also continue to purchase more. She explained to the commission that she would like to be part of the Antique and Arts trail that comes out of Williamsburg. Her shop would be open from 10:00 a.m. to 5:00 p.m. Monday thru Saturday. She has been working with the building owner, Jimmy Poates, to renovate the building to her likings and make it a nice environment for her items to be sold.

Commissioner Washington asked if Ms. Baylor had family in the area. She stated she did not, but had many friends. She originates from Montgomery County where she was a speech therapist and then a Principal. Mr. Slusser then explains the process of the CUP and the Joint Public Hearing. He stated there needed to be publication of the CUP in local media for 2 weeks before the actual hearing. This would set the hearing for the next month. Commissioner Washington made a motion to forward the CUP of Regina Baylor to a Joint Public Hearing on March 12, 2015. Commissioner Donovan seconded the motion. The votes were as followed:

Rudolph “Mac” Lowery Aye William Washington, IV Aye

Gary Palmore Aye Harold Donovan Aye

Faron Hamblin Aye

**Election of Officers:**

Commissioner William Washington, IV made a motion to recommend Rudolph “Mac” Lowery as chairman of the Warsaw Planning Commission. Commissioner Faron Hamblin seconded the motion. The votes were as followed:

Faron Hamblin Aye William Washington, IV Aye

Gary Palmore Aye Harold Donovan Aye

Commissioner Gary Palmore made a motion to recommend William Washington, IV as Vice- Chairman of the Warsaw Planning Commission. Commissioner Harold Donovan seconded the motion. The votes were as followed:

Faron Hamblin Aye Rudolph “Mac” Lowery Aye

Gary Palmore Aye Harold Donovan Aye

Commissioner Gary Palmore made a motion to recommend Laura “Kate” Condrey as secretary to the Warsaw Planning Commission. Commissioner William Washington, IV seconded the motion. The votes were as followed:

Rudolph “Mac” Lowery Aye William Washington, IV Aye

Gary Palmore Aye Harold Donovan Aye

Faron Hamblin Aye

The next topic brought up was Exhibit 5 and Exhibit 6 from the Development Management Ordinance. Mr. Slusser pointed out “Retail Stores, Other” on Exhibit 6. This was put in the DMO to welcome other types of gift shops into the area. It is now becoming a concern because people can bring anything into Warsaw. Mr. Slusser thinks this should be changed. Commissioner Washington had an idea of adding more types of store to the list and taking out “other” altogether. Mr. Slusser told the Commission to think more about the things that should be on the list and to consider the different zones in which they should be allowed. Mr. Slusser also mentioned that Sexually Oriented businesses must have a place to go. They can be present in C-3. Mr. Slusser also stated that most C-3 areas are taken in the town. Chairman Lowery would like for everyone to think about this situation and decided what they believe is the best way to handle it. Mr. Slusser stated that he wanted Warsaw to be business friendly but not wide open to everything.

With there being no further business, Chairman Lowery adjourned the meeting at 7:40pm.

Submitted by:

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Laura “Kate” Condrey, Secretary