**Warsaw Planning Commission**

August 7, 2014

78 Belle Ville Lane

Warsaw, Virginia 22572

7PM

Chairman Lowery called the August 7th meeting of the Warsaw Planning Commission to order at 7:04pm. The Pledge of Allegiance was led by Chairman Lowery. Commissioners present were Chairman Rudolph M. Lowery, Commissioner Anne Barker, Commissioner Rebecca Hubert, Commissioner Susan McFadden, Commissioner Gary Palmore, and Vice-Chairman William Washington. All commissioners present made a quorum. Town staff present included Town Manager, John M. Slusser, and Secretary of the Warsaw Planning Commission, Kate Condrey.

Others present included Melinda Lewis, Wallace Lewis, and Charlie Pruett representing Hurt Harvey Oil. Roy Roger was present representing Bailey Living Trust. Nicholas Vandeloecht was also in attendance, representing the Northern Neck News.

First topic on the agenda was the approval of the July 3rd minutes. Vice Chairman Washington made a motion to accept the July 3rd Minutes. Commissioner Barker seconded the motion. The votes were as follows:

Chairman Lowey Aye Rebecca Hubert Aye

Vice Chairman Washington Aye Susan McFadden Aye

Anne Barker Aye Gary Palmore Aye

***Conditional Use Permit Request- Hurst Harvey Oil, Inc.***

***Car Wash- Tax Parcel 16(6)1***

Town Manager, John Slusser states that the location of the proposed carwash is appropriate. One of the towns’ previous concerns was about the sewer connection. The carwash will be connected to the sewer, but recycling and reuse of water has not been defined. Mr. Slusser states this is a non-issue and is something council will take upon themselves to figure out.

The next point brought up is the lighting of the prosed carwash. The hours could be as late as 10 pm and lighting would be needed for customers to see what they are doing. Winter hours could also be an issue when it comes to lighting. Perimeter lighting may not be enough. Mr. Slusser states the site plan is about 95% finished in his opinion. He suggests the CUP be recommended to Warsaw Town Council.

John Slusser goes on to explain that the water used in the car wash drains into tanks and then goes through a set of filters. These filters remove any grit and certain chemicals. The usable water is then recycled into another wash cycle. He then goes to explain what happens to the unusable water. He states it is similar to a “grease trap.” The undesirable water or contaminates are put into a tank. There are approximately 10 gals from an automatic wash cycle and much less from a manual wash session. This waste is then collected once it is full. John Slusser, Town Manager, will also speak with the equipment sales representative to confirm how the equipment works.

Chairman Lowery brings up the issue of lighting. Town Manager, John Slusser states that if the carwash is operating at night, then a lighting plan will be necessary. He explained a sales representative uses a computer to make a plan and figure out how many lights are needed and where. If the carwash won’t be open at night, then no light plan will be needed. Security lighting is in the plan and will be sufficient if the carwash is only open during daylight hours.

Commissioner McFadden stated that if there are more lights, the place would seem to be more secure. The question of how much business the carwash will receive after 7pm or 8 pm was brought up by Commissioner Palmore. Melinda Lewis stated that probably not much business would be during the later hours. Mr. Slusser stated that the DMO makes the rules in which the business has to follow.

Chairman Lowery then asked about on-site management. Ms. Lewis responded that there was no plan, as of now, to have an employee present. She stated that maybe there could be someone there from 3 or 4 pm until close. Ms. Lewis went on to say that other carwashes around the area do not have an employee present. Commissioner Hubert had a question about signage. The signage in the packet was an example of what might be posted. The actual signs were not available for the commission to view.

Commissioner McFadden commented on a carwash in Mechanicsville, Virginia. She stated they have cones to block the entrance when they are closed. She was wondering if there could be something like this at the carwash. Ms. Lewis stated there would be open and closed signs on the bays. They would be similar to the signs at the drive-thru window at a bank.

Mr. Slusser brought up a possible relationship with business hours and unwanted behavior. He advised the Planning Commission to let council decide on the details such as hours, signage, and need for an attendant.

Vice-Chairman Washington asked if this was a kit that Ms. Lewis was buying. She stated she had a designer and she just buys the equipment, similar to a kit. Vice-Chairman Washington then told Ms. Lewis that the lack of an attendant will be a concern to council. He stated that having an attendant present would benefit her and her equipment. It would help to prevent vandalism or destruction of her property.

Commissioner Palmore made a motion to pass the Conditional Use Permit Request from Hurt Harvey Oil, Inc. to town council with concerns of the hours of operation, on-site management, and DMO compliance pertaining to sewers. Commissioner Hubert Seconded the motion. The votes were as followed:

Chairman Lowey Aye Rebecca Hubert Aye

Vice Chairman Washington Aye Susan McFadden Aye

Anne Barker Aye Gary Palmore Aye

***Consideration of the Final Site Plan***

***Bailey Living Trust & Developer Roy Roger***

***Parcel 16A3(A)3***

John Slusser, Town Manager, met with VDOT concerning the development of the Bailey Living Trust and Developer Roy Rogers. Mr. Slusser stated that the VDOT representatives, Chad Brooks and Dave Brown, to their knowledge had not seen the plans. VDOT stated they would make preliminary comments and get back to Mr. Slusser about the plan. They have been in contact with Roy Rogers engineers about the road.

As for Sturman lane and the bad turn at the end of the road, VDOT stated that people need to slowdown and use caution. They need to use common courtesy when going around a blind turn, not only here, but anywhere. Clements Tent Rentals is not moving, so the residents and people who use the road have to make do with the situation. If the road were being built today, it would not pass because there is a blind spot in the “sight triangle.”

As for widening Sturman lane, that would cost a minimum of $100,000. The question of who would pay for the improvements was brought up. Mr. Slusser also stated that widening Sturman Lane would not help with the blind spot at the corner.

Mr. Slusser then moved on to the storm water management set in place by Roy Rogers plans for development. The storm water will be managed on site and the design meets DEQ Standards. Mr. Slusser is just waiting a reply from VDOT with their preliminary remarks.

Commissioner McFadden asked about the water pressure and if it would affect the neighbors. Mr. Slusser stated that Mark France checked the water pressure on Sturman Lane and it is the same as everywhere else in town. Mr. Slusser also went on to say that bringing a bigger water line to the area would help with water flow in case of a fire. He also stated that the more ways the water has to flow increases the redundancy. Brining this line in would help to take stress off one line. It could help with the water issue present on Sturman Lane, but Mr. Slusser does not know by how much.

Chairman Lowery stated he wanted to table the matter until September because the commission does not have the VDOT comments. Vice-Chairman Washington asked if that was necessary. Mr. Slusser spoke up and said that what VDOT comes back with may change the plan completely. This could have a drastic change to what the commission has agreed on.

Mr. Roy Rogers then stated that no matter what, If VDOT does not okay the plans; they cannot go through with the development. He stated that Mike Dozey and Chad Brooks saw the plans and gave their comments. Mr. Slusser stated that there probably would not be any issues, but it was best if the Commission knew before passing the development to council.

Chairman Lowery asked how the VDOT comments go into play. John Slusser, Town Manager, stated that VDOT goes to the developer and once they come to an agreement on numbers, the plans are reworked to accommodate both parties.

Vice-Chairman Washington also asked a question about one of Roy Rogers’s deed requirements. Mr. Rogers stated that the elevations on the homes would not be the same. Mr. Rogers explained he did not like houses to look the same and it was more of a personal preference. He did not want his development to look like a cookie cutter sub division.

Commissioner Palmore made a motion to table the Final Site plan of Bailey Living Trust and Developer Roy Roger until VDOT preliminary comments are received. Commissioner McFadden seconded the motion. The votes were as followed:

Chairman Lowey Aye Rebecca Hubert Aye

Vice Chairman Washington Aye Susan McFadden Aye

Anne Barker Aye Gary Palmore Aye

Vice-Chairman Washington asked about the chemical company, Helena, and what was happening with them. Mr. Slusser stated he had not heard anything from the company.

There being no further business, Chairman Lowery adjourned the August 3rd meeting of the Warsaw Planning Commission at 7:50pm.

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Laura Katherine Condrey, Secretary

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