

MINUTES  
Warsaw Planning Commission  
Regular Meeting & Public Hearing  
Tuesday, July 3, 2018

An advertised a public hearing and the regular meeting of the Warsaw Planning Commission to consider the rezoning request of the Alma Group dba River Pools and Spas on tax map parcel, TM 16-12 from C-2, General Commercial to C-3 Light Industrial was convened at 7:00 p.m., July 3, 2018 at the Warsaw Town Hall.

**Commissioners**

**Present:** Gary W. Palmore, Chairman; Mary Beth Bryant, Vice-Chair; Barbara Jean LeFon; Jonathan English; Regis H. Slaw

**Absent:** Hannah O. Tiffany and Julia Blackley-Rice

**Town staff Present:** Lee Hood Capps, Director of Planning and Economic Development; Donna Jackson, Zoning and Planning Administrator

**Call to Order:** Chairman Palmore called the meeting to order

**Pledge of Allegiance:** Led by Chairman Palmore

**Introductions:** Chairman Palmore recognized and introduced:

Regis H. Slaw, new Planning Commissioner replacing Jonathan English. The term ends Dec. 31, 2021.

Jonathan English, Appointed by Council as Council Liaison Representative

**Public Hearing – Open**

Chairman Palmore opened the Public Hearing and read the following, as advertised in The Northern Neck News, June 27 and July 4, 2018:

The Alma Group, LLC. Request for a Conditional Use Permit (CUP) for River Pools and Spa operate an administrative and light manufacturing facility on their property Tax Map 16 Parcel 12 on Selftown Road. The property is zoned C-3 (mixed use/light manufacturing). The request is to allow for expansion of the existing light manufacturing and headquarters operation on the adjacent property.

LeeHood Capps opened the Public Hearing with statements to clarify the current stage of the permit process and purpose of the public hearing. Capps specifically mentioned the nine items on the Conditions and Recommendations form.

Chairman Palmore read the request and recommendations with comments:

1. More restrictive sign standards-None requested. No comment
2. Additional open space, buffering requirements: None requested. No Comment.
3. Additional yard requirements: None requested. Comment-Landscaping plan requested to be approved by Town Manager
4. Special lighting requirements: None requested. Recommended that lights be directed away from adjacent properties.
5. Limitation on hours of operation-None requested. No comment
6. Additional off-street parking and loading requirements-None requested. No comment.
7. Abating or restricting noise, smoke, dust or other elements that may affect surrounding properties-Following attachment was provided with the application:

*The applicant proposes to comply with all of the requirements of the Virginia Department of Environment Quality with respect to the application of volatile organic compounds and fugitive dust utilized or created in the production of fiberglass pools and associated appurtenances. Specifically, the applicant proposes to utilize air permit specified atomizing and no-atomizing applicators where required to control the amount of organics released to the ambient air and to utilize local exhaust ventilation systems which will be ducted or forced (ductless) to the atmosphere in accordance with the Occupational Health and Safety Regulations and/or the National Institute for Occupational Safety and Health.*

8. Improvements to improve traffic congestion: None requested or offered. VDOT review required.
9. Other: None

#### Public Comment: Speakers, Presentations

1. On behalf of River Pools and Spas, (River Pools), Jeff Howeth proceeded to explain the expulsion of the exhaust system. The new system will expel the fumes at a high rate of force which releases at a higher altitude allowing the fumes to dissipate before reaching ground level. Styrene is the primary chemical in the exhaust system. Styrene is a colorless liquid that evaporates easily. In its pure form, styrene has a sweet smell. Manufactured styrene may contain aldehydes, which give it a sharp, unpleasant odor.
2. Ralph W. Self of 377 Self Town Road shared his concerns regarding the current smell from the existing facility and his inability to sit on his front porch and enjoy fresh air. Self stated his belief that regardless of the height of the expulsion the down draft will bring it down to ground level.
3. Builder Will Norman and River Pools principal Jason Hughes acknowledged Self's concerns and assured him and the Town of Warsaw that the company will employ and establish safe practices and not put the residents at risk. Norman stated, "My home is within eight miles or so from Reedville's Omega Protein and I understand your concerns about the smell."
4. Roger Lee asked River Pools representatives, "Is the new design going to be better?" River Pool representatives answered, Yes, because the dispersal process is better.

#### Approval of Commission Regular Agenda

Vice-Chair Bryant moved and Councilman English offered a second to approve the agenda:

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Jonathan B. English	Aye	Regis H. Slaw	Aye
Barbara Jean LeFon	Aye		

#### Review/approval of Previous Meeting Notes

Commissioner Barbara Jean LeFon noted that she was incorrectly recorded as present and voting during the June meeting of which she was absent. Also, Commissioner English noted misspellings in the June notes. The corrections were so noted. Subsequently, Vice-Chair Bryant moved to approve the minutes of June 7, 2018 with the correction made.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Jonathan B. English	Aye	Regis H. Slaw	Aye
Barbara Jean LeFon	Aye		

**New Business – Presentation & Planning Commission CUP Action:**

The Infrastructure Location Study commissioned by the Town of Warsaw was presented by chief engineer, Randy Comer, of the Thrasher Group. He presented mapping of Warsaw’s water, wastewater and stormwater systems. A question and answer session followed as the next step of identifying priority areas for upgrades and/or expansion were reviewed. The Chair thanked Mr. Comer.

The chairman noted that the Planning Commission had agreed to the elements and stipulations of the Conditional Use Permit for the ALMA Group. Specifically, that a recommendation to Council for the CUP approval dependent upon the following: 1) the landscaping plan be approved by the Town Manager; 2) The design reflect that area lighting be directed away from adjacent properties; and, 3) That VDOT & DEQ compliances be received in writing. The Vice Chairman, Mary Beth Bryant confirmed that the Chairman’s assessment was a motion of which she provided the second. The Commissioners voted:

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Jonathan B. English	Aye	Regis H. Slaw	Abstained*
Barbara Jean LeFon	Aye		

\*Ms. Slaw has a direct association with the ALMA Group.

**Zoning and Staff Reports:**

Reports and updates were made; however, no Commission action was necessary.

**Commissioner Comments & Request:**

Commissioner Barbara Jean LeFon inquired about the billboard on the Warsaw Valley Shopping Center site and the Northern Neck ‘trash’ message which was previously on the billboard. Planning Director Lee Capps offered to ‘research’ within reason the billboard status.

New Commissioner Regis Slaw express gratitude and pleasure in being appointed to the Planning Commission. She that she looks forward to becoming an active member of the Commission.

Council Liaison member Jonathan English shared that he welcomed returning to the Planning Commission as the Town Council Liaison member.

The Chairman thanked the Commission for its fine review work and passage, with stipulations, of the CUP for the ALMA Group, noting the need for stable new jobs for Warsaw.

**July Planning Commission Meeting Adjourned.**

**Meeting Minute Notes Submitted by:**

**‘DJ’ Donna Jackson  
Planning & Zoning Compliance Officer**