

MINUTES
WARSAW TOWN COUNCIL & PLANNING COMMISSION
JOINT PUBLIC HEARING
JUNE 4, 2020 – 7:00 P.M.

The joint public hearing of Warsaw Town Council and Warsaw Planning Commission was held on Thursday, June 4, 2020 at 7:00 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Council Members Present: Vice-Mayor Paul G. Yackel, Ogle E. Forrest, Sr., Ralph W. Self, and Faron Hamblin. Council Members present by phone: Rebecca Hubert and Jonathan B. English. Council Members absent: Mayor Randall L. Phelps and Auriel W. Diggs.

Commission Members Present: Chairman Mary Beth Bryant, Vice-Chairman Elizabeth Franklin, Gary Palmore. Commission Members present by phone: Barbara Jean LeFon, Jonathan B. English. Commission Members absent: Regis Slaw.

Town staff present: Town Manager Joseph N. Quesenberry, Community Development Specialist Melissa Coates, and Treasurer and Clerk Julia Blackley-Rice. Also present were Richmond County Administrator R. Morgan Quicke, Hope Mothershead, and Mike Fiore with Resource International. Due to restrictions from COVID-19 no others were present.

The Town Council meeting was live streamed through the Town of Warsaw's Facebook page. Public comments were accepted by email, phone, or mail until 5:00 p.m. on Wednesday, June 3, 2020.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Vice-Mayor Yackel reconvened at 7:00p.m. the Town Council meeting which had been in recess from the public hearing held for the budget earlier that evening.

Chairwoman Bryant called the Planning Commission meeting to order at 7:00p.m. Vice-Mayor Yackel then led in the Pledge of Allegiance.

PUBLIC HEARING – Richmond County rezoning request; Parcels 17-33E and 17-33F to M-1; Parcel 16-42 to C-2

County Administrator Quicke presented his request to rezone Parcel 16-42 which is located across from the Richmond County YMCA and was recently acquired. This parcel is currently zoned R-1 and the County is asking for the parcel to be zoned C-2. Parcels 17-33E and 17-33F are located within the Commerce Park that are currently zoned R-18 and the County is requesting for the parcels to be rezoned to M-1. The purpose of the rezoning requested is to create economic and employment opportunities within the Town and County. The County has partnered with Resource International and is working closely with the Virginia Economic Development Partnership to achieve Tier 4 status. Mr. Quicke stated that Mr. Fiore would explain later in the presentation the importance of achieving Tier 4 status with the Virginia Economic Development Partnership. Mr. Quicke continued that in order to be a serious contender in the state of Virginia's economic development projects having a site that is a Tier 4 status enhances a locality's chances. There are currently no Tier 4 status sites located on either the Northern Neck or Middle Peninsulas. The county feels the only remaining obstacle to achieve this status is the

zoning of these two sites. The county foresees the ideal target range of investment with this site to be enhanced retail opportunities, lodging, outdoor sales such as auto, farm, and tractor dealerships, regional distribution centers, and light scale manufacturing. Many of these types of businesses are looking for parcels between 3 and 30 acres, to invest between 1 and 10 million dollars, and employ up to 30-50 people.

Mr. Fiore informed Town Council that the Virginia Economic Development Partnership (VEDP) qualifies the Commerce park as being located in an enterprise zone and is a business ready site with a site characterization of Tier 2.5. The rating is important because the VEDP is trying to help all localities across Virginia, but they have limited resources. When a potential candidate is looking to come to Virginia, they will show them what they feel are the best locations. This includes sites that have a vision and have accomplished certain requirements.

After the presentation concluded, Councilman Self inquired if there were currently any business opportunities in the pipeline for the site. Mr. Quicke responded that there has been some interest in the past five or so years with the three businesses that have entered the commerce park. That shows there has been some interest both regionally and locally. However, the County has not reached the point where they were able to pitch the site on the state level.

The Town Manager read the public notice for the intent of the public hearing and stated that no comments were received from the public concerning this issue.

Vice-Mayor Yackel turned the floor over to the Planning Commission Chairwoman to proceed with their discussion and recommendation. Chairwoman Bryant asked her commission members if they had any questions or concerns. Commissioner Palmore stated he was under the impression the R-18 parcel was created because the Town was required to have it. Commissioner Palmore then inquired to if it was mandatory to have a parcel designated as R-18 and if so, where would that parcel be. The Town Manager responded that the zoning district is not removed from the Development Management Ordinance (DMO) even if the parcels are rezoned. There was no further discussion.

Commissioner Palmore moved to recommend approval of Richmond County's rezoning request for parcel 16-42 from zoning district R-1 to C-2 and parcels 17-33E and 17-33F from zoning district R-18 to zoning district M-1 to Town Council. The motion was approved by Vice-Chairman Franklin and carried with the following votes.

Mary Beth Bryant	Aye	Elizabeth Franklin	Aye
Gary Palmore	Aye		

By Phone:

Barbara Jean LeFon	Aye	Jonathan B. English	Aye
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Vice-Mayor Yackel resumed control of the public hearing and presented to Town Council the recommendation from Planning Commission to approve Richmond County's request for

rezoning. Vice-Mayor Yackel then asked for any questions or concerns from councilmembers. Councilman Forrest spoke that he believes Mr. Quicke’s presentation goes along with the Town’s vision.

Councilman Forrest moved to approve Richmond County’s rezoning request for parcel 16-42 from zoning district R-1 to C-2 and parcels 17-33E and 17-33F from zoning district R-18 to zoning district M-1 to Town Council. The motion was seconded by Councilman English and carried with the following votes.

Paul G. Yackel	Aye	Faron Hamblin	Aye
Ogle F. Forrest, Sr.	Aye	Ralph W. Self	Aye

By Phone:

Rebecca Hubert	Aye	Jonathan B. English	Aye
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Following the approval, Mr. Quicke expressed his appreciation to Town Council for their support.

PUBLIC HEARING – Conditional Use Permit Request – Pete’s Towing & Storage – Joseph Douglas, Sr., owner

Vice-Mayor Yackel asked the Town Manager to read the public notice for the second public hearing of the meeting. After reading the notice, Mr. Quesenberry deferred to Mrs. Coates to answer any questions. As an overview, Mrs. Coates informed Town Council that Mr. Douglas is seeking a Conditional Use Permit (CUP) for 6002 and 6004 Richmond Tappahannock Highway (Parcels 16A(4)58, 57, 56 and 55. These parcels are zoned C-1. Mr. Douglas’ intention with the CUP is to store inoperable vehicles outside which is not permitted in a C-1 zoning district. The staff recommendation based on the history and visual evidence on the parcel is to not approve the issuance of the CUP.

Discussion ensued. Councilman Self inquired to if there were cars there currently. Mrs. Coates confirmed that there were inoperable vehicles currently located on the parcels and over the past year the Town has been trying to work with Mr. Douglas to obtain a CUP to operate an auto repair service. There was no response until the business license was denied for 2020. Commissioner Palmore asked if the fencing around the parcel satisfies the requirements needed for the storage facility. Mrs. Coates replied that the storage of inoperable vehicles is not permitted even with the fencing. Commissioner Franklin asked what services Mr. Douglas would be able to provide under a C-1 zoning designation. A C-1 designation allows for basic commercial retail; however, it does allow for Mr. Douglas to apply for a Conditional Use Permit. Given the nature of his business the CUP is asking for more than what is permitted in the district.

The Town Manager added at one point there were approximately 88 vehicles on site. The Town does have a petition with the courts and as soon as we receive the order from the judge, the vehicles will be removed from the property. Mr. Douglas is aware of this and has moved some vehicles from the property.

Vice-Mayor Yackel turned the floor over to Planning Commission Chairwoman Bryant to proceed with their discussion and recommendation. Chairwoman Bryant asked if there was a motion to recommend approval to Town Council. No motion for approval was made.

Vice-Chairman Franklin moved to recommend denial of Conditional Use Permit for Pete’s Towing and Storage to Town Council. The motion was seconded by Commissioner LeFon. The motion carried with the following votes.

Mary Beth Bryant	Aye	Elizabeth Franklin	Aye
Gary Palmore	Aye		

By Phone:

Barbara Jean LeFon	Aye	Jonathan B. English	Aye
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Vice-Mayor Yackel resumed control of the public hearing and requested for the Town Manager to add the Conditional Use Permit request to the agenda for the Town Council meeting on June 11, 2020 for councilmembers to discuss and vote on.

CLOSING COMMENTS

Commissioner LeFon thinks these are exciting time for our town. She is enjoying seeing all the “new” coming along in town.

With no further business or comments, Chairwoman Bryant adjourned the Planning Commission meeting at 7:45p.m.

Councilman Hamblin thinks everything looking good in Town. He noticed the trees that have been planted at the Bounds. He hopes we can get through this virus quickly so we can get back out there.

Councilman Forrest hopes that with the presentation from the County, that their endeavors will succeed and be prosperous for them which will in turn be prosperous for the Town. He wishes the County the best of luck.

There being no further business or comments, Vice-Mayor Yackel closed the public hearing and adjourned the meeting at 7:48 p.m.

Submitted by: Julia Blackley-Rice, Clerk