

MINUTES
WARSAW PLANNING COMMISSION
REGULAR MEETING & SCHEDULED PUBLIC HEARING
DECEMBER 6, 2018 – 7:00 P.M.

The regular meeting of the Warsaw Planning Commission and the scheduled Public Hearing to consider the request of 7-Eleven to operate 7 days a week for 24 hours per day, was held Thursday, December 6, 2018 at 7:00 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, Va. Commissioners present were Chairman Gary W. Palmore, Vice-Chair Mary Beth Bryant, Regis H. Slaw, Elizabeth F. Franklin and Council Liaison Jonathan B. English. Commissioners Hannah Tiffany and Barbara J. Lefon were absent.

Town Staff present was Town Manager Joseph N. Quesenberry, Director of Economic Development Lee H. Capps, Code Enforcement Officer Melissa M. Coates and Clerk of Commission Linda S. Holsinger. Others present were Larry Bullis and Tek Amahi representing 7-Eleven, and Jesse Clark, a town resident.

Chairman Palmore called the meeting to order at 7:00 p.m. and led in the Pledge of Allegiance.

APPROVAL OF AGENDA

Jonathan English moved to approve the agenda as presented. The motion was seconded by Mary Beth Bryant and carried with the following votes

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Regis H. Slaw	Aye	Elizabeth F. Franklin	Aye
Jonathan B. English	Aye		

PUBLIC HEARING - CUP Request of 7-Eleven

Chairman Palmore opened the Public Hearing and read the following:

The purpose of the Public Hearing is to review the request by 7-Eleven Corporation as represented by Larry Bullis, for a Conditional Use Permit enabling 7 day-a-week, 24 hours of operations. The property address is 6546 Richmond Road, Tax Map Parcel 16A4(7)5. The Zoning District is C-2.

Staff & Petitioner Statements

Lee H. Capps stated the adjoining property owners have all been notified and there have been no objections presented to the town office. He feels this will be favorable to the residents in the town and county. He further advised this 24/7 operation is something the Commission and the Town Council have been considering for some time in relation to the Comprehensive Plan.

Public Comments:

There were no comments from the public at this time.

Chairman Palmore then recognized Larry Bullis to give the Commission an overview of 7-Eleven's plans in this endeavor. Mr. Bullis advised he is from this area and has been happy to come back home. He was most recently operating a business in Tappahannock. He is excited to work with 7-Eleven Corporate to proceed with the 24/7 operating schedule. 7-Eleven is in a growth stage and they have recently closed several of their old stores. When they first began operations, they opened at 7:00 a.m. and closed at 11:00 p.m. The next phase of their operations is to go 24/7 with all their stores. He introduced Tek Amahi who will be managing the Warsaw store as well as the one in Colonial Beach. Mr. Amahi has recently become a US citizen and is excited to have the opportunity to work with 7-Eleven.

Commissioners Discussion:

Chairman Palmore called for discussion and questions from the Commission. The Chairman stated his main concern is security and if the staff will be trained sufficiently to handle issues that may arise. Mr. Bullis replied they have a very good security system and each employee will have a remote in their pocket to alert police if they have any issues of concern. However, in all the stores he is associated with, there have been very few issues of concern. Jonathan English asked if there is a training policy in place to train staff to meet requirements for their safety and the safety of customers. Mr. Bullis replied each employee will have to complete a strict training program. Their security systems has an a-plus rating. They also will not serve beer and alcohol products from midnight to 6:00 a.m.. They don't want to see problems either and will try this for a couple of years to see how it goes. If it does not work out they will go back to the way it was.

Lee Capps reiterated the Commission has been considering this since September 2017. It is one of the proposed changes to the Comprehensive Plan. He and the Commission have felt this will be proactive in promoting and bringing new business to the Town. Mr. Capps stated he has spoken with our Chief of Police and she has offered no objections. He also advised the market is now ready for the 24/7 operating schedule and we will assist 7-11 and others anyway we can.

Chairman Palmore recognized Jesse Clark. Mr. Clark asked if there will be additional police coverage for businesses open 24 hours. He believes the county officers are only scheduled until 1:00 a.m.. He is unsure of the town or state police hours. He feels this is something we should consider before making a decision.

Chairman Palmore asked if there were any additional comments. There being no further comments. The Chairman closed the public hearing.

COMMISSION & STAFF DISCUSSION & COMMISSION ACTION

Lee Capps stated the 24/7 hours of operation is proactive for the business community and something we need to attract new businesses as well as to assist 7/11 in moving forward with their plans.

Jonathan English noted he has talked to some of the deputies and if they and our police chief and have no objections and proper security procedures in place he has no objections.

Jonathan English then moved to recommend the CUP request of 7-11 for 24/7 hours of operation to Town Council for their approval. The motion was seconded by Regis Slaw and carried with the following votes.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Regis H. Slaw	Aye	Elizabeth f. Franklin	Aye
Jonathan B. English	Aye		

APPRIVAL OIF MINUTES/MEETING NOTES

Jonathan English there was no mention of Gregory Packett's presentation included in the minutes. Lee Capps advised a former employee was to take the minutes, but she did not complete them before she left and the notes you have were taken from the notes of former Commissioner, Julia Blackley-Rice. Regis Slaw moved to accept the meeting notes as presented. The motion was seconded by Mary Beth Bryant and carried with the following votes.

Gary W. Palmore	Aye	Mary Beth Bryant	Aye
Regis H. Slaw	Aye	Elizabeth F. Franklin	Aye
Jonathan B. English	Aye		

PUBLIC COMMENTS - Of Items Not on the Agenda

Chairman Palmore recognized Jesse Clark. Mr. Clark stated he would like to address some of the issues regarding the recent controversy related to the modular home on Lee Avenue, which is next door to my property. This has been reported on in the Northern Neck News and on WTVR, Channel 6 in Richmond. The newspaper article was short and did not address any specific concerns of anyone. The tv story painted Warsaw in an unfriendly light and mispronounced our Town Manager's name. There were a few other inaccuracies as well. There were apparently some miscommunications or misunderstanding between the homeowner and the town and I hope these have been ironed out to everyone's satisfaction.

He asked that we consider the following recommendations to avoid similar problems in the future. To review and modify the following definitions if necessary:

- a. Trailer
- b. Double-wide
- c. Modular House
- d. Stick-built house

To include in the definitions should be what constitutes a foundation as opposed to what appears to be a foundation. I suggest a foundation is part of a structure which supports the structure, such as block, brick or stone. He also asked to determine whether the front of the house, if built on a corner lot, should face the Primary road or the Secondary road. The house in question is now the only house on Richmond Road that does not face Richmond Road. He thanked the Commission for allowing him to address his concerns and asked that he be notified of any discussion or vote on these two issues at any future meeting.

The Town Manager thanked Mr. Clark for bringing his concerns to the Commission and assured him we will look onto and consider his recommendations.

OLD BUSINESS

There was no old business to come before the Commission tonight.

NEW BUSINESS

The Town Manager reminded everyone the Christmas Parade will be this Saturday and the annual Christmas Dinner will be at China Inn, December 11 at 6:00 p.m. He hopes to see everyone there.

ZONING & STAFF REPORTS

Melissa Coates advised they have been sending out letters to land owners and business that have unsightly trash and they have been very cooperative, and she feels this will soon be resolved. The issue of inoperative motor vehicles is also being addressed. Most people have been proactive in trying to resolve this problem as well.

REVITALIZATION/GRANTS/CDBG UPDATES

Lee Capps advised we have a lot going on and a lot of things to consider. Jerry Davis of the Northern Neck Planning District Commission has been working with the town in obtaining grants to move forward in revitalizing the town. There are three different grants in the works. The VDOT meeting has been pushed back until next week. The Brewery project has been slowed down a little due to the sale of the property has been delayed.

COMPRHENSIVE PLAN – 5 YEAR UPDATE

Lee Capps advised the Comprehensive Plan is to be updated every five years. The Commission has been looking into various areas they would like to see growth and ways to make it happen. The decisions made here tonight is a step in the right direction. He would like the Commission to hold a Comprehensive Plan work session on January 16, 2019 at 6:00 and come up with a six-month calendar to plan how you see the town in the next five years. This is the time to get it done and moving forward.

COMMISSIONER COMMENTS/REQUESTS

Regis Slaw asked if the time for meetings could be changed to 6:00 instead of 7:00. Chairman Palmore advised we would have to change the by-laws. Lee Capps noted Article 10 say we can do it but, this has come up in the past and there was not a good reception to it. No action was taken.

ADJOURNMENT

There being no further business, Chairman Palmore adjourned the meeting. The next meeting is scheduled for January 3, 2019 at 7:00 p.m.

Submitted by: Linda S. Holsinger, Clerk