**WARSAW PLANNING COMMISSION**

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OCTOBER 1, 2015

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The regular monthly meeting of the Warsaw Planning Commission was called to order at 7pm on Thursday, October 1, 2015 by Chairman Rudolph “Mac” Lowery. He then led the Commission in the Pledge of Allegiance. Commissioners in attendance included Gary Palmore, Anne Barker, Harold Donovan, Faron Hamblin, and Vice- Chairman William Washington, IV. Staff in attendance included Town Manager, John Slusser, and Secretary, Kate Condrey. The audience was made up of Keith Peyton, representing the Rappahannock Church of Christ.

APPROVAL OF MINUTES:

Commissioner Palmore made a motion to accept the September 3, 2015 minutes with the correction on page 2 at the top to change the first sentence from “boarders of the property” to “property line”. Commissioner Hamblin seconded this motion. The votes were as follows:

Anne Barker Aye Faron Hamblin Aye

Gary Palmore Aye Rudolph “Mac” Lowery Aye

Harold Donovan Aye William Washington, IV. Aye

NEW BUSINESS:

*Rappahannock Church of Christ- Time Square Shopping Center*

Rappahannock Church of Christ (RCoC) purchased the old Source Mall and would like to use the space as a church. Town Manager Slusser wanted to point out the difference in buying a piece of property and what they can use it for. Anyone can buy property, but the Town can decide what it can and cannot be used for. RCoC has put in a Conditional Use Permit to use the property located in the Time Square Shopping Center as a church. Mr. Slusser then asked what a church is. RCoC puts on many functions throughout the year such as Trunk or Treats, Bike fests, yard sales and other church related activities. Mr. Slusser asked does giving them a CUP to operate as a church give them the go ahead to do as they please as long as it is church related and does a line need to be drawn at where that needs to stop.

Town Manger Slusser explained what buildings were purchased to the planning commission. He called the main building where the Source Mall was once located “building A.” The building located next to that where Liberty Tax is located was named “building B.” The building across the parking lot where the ABC store was previously located was named “building C.” Mr. Slusser explained there are currently commercial tenants in building B and C and they will remain there until further notice. Churches are tax exempt, but the Commissioner of Revenue has already worked everything out with taxing the square footage of the commercial area and will pass the information to the Town.

RCoC would like the Town to pass the CUP on all three building for them to do as they see fit, but all the spaces do not have a defined use. Keith Peyton, who represents RCoC stated the project will start on February 1, 2016. The project will cost around 1.2 million and will include a 700 seat auditorium. He would like to see RCoC become a partner with the Town of Warsaw. They have already had some functions in the space and will continue to do so. They will continue to allow the Town of Warsaw to use the area. RCoC currently has 4 tenants which they would like to keep. And they would like the town to pass the CUP for all building so they would not have to return to Council when they wanted to expand into other areas of their establishment.

Vice-Chairman Washington asked if they would be adding on. Mr. Peyton replied they would not be adding on. RCoC has no budget to add on. They don’t have a budget to do the outside at this time either. They will be maintaining the outside, but will not be updating the front of the building until a later date. The sign on 360 was also brought up by Town Manager John Slusser. Since Tractor Supply has no frontage on rt. 360, there has been an agreement made that they will always have the top spot on the sign. The church is responsible for upkeep of the sign.

Commissioner Donovan was concerned with future use. Vice- Chairman Washington stated it can only be used for what it is zoned for unless there is a CUP. Mr. Slusser stated it comes down to the question of making it a church and letting it function as a church with church related activities and letting them run it as they would like. They have a constitutional right just as everyone else does. Vice-Chairman Washington said he would like them to do whatever they needed to get into the space because they were breathing new life into Warsaw and into a vacant building.

Town Manager Slusser had a concern about the water line being big enough to handle the bathrooms. Keith Peyton stated he had a flow test done and had been in touch with Mark France about the lines. They are sufficient for the flow needed to carry the water. Vice- Chairman Washington asked if they would be forming a school. Mr. Peyton responded no; they had no intentions of forming a school, but a homeschool group did use the building on certain days.

Commissioner Palmore asked if they planned on having a cemetery. Mr. Peyton responded that the property is split between the Town and the County and it would be on the County side and the Town would not have to worry with that aspect of the property. Mr. Slusser stated he would like to speak with Town Attorney William Lewis on the restrictions.

Vice-Chairman Washington made a motion to recommend that Council send the Conditional Use Permit of Rappahannock Church of Christ to Joint Public Hearing. The motion was seconded by Commissioner Barker. The votes were as follows:

Anne Barker Aye Faron Hamblin Aye

Gary Palmore Aye Rudolph “Mac” Lowery Aye

Harold Donovan Aye William Washington, IV. Aye

Vice- Chairman Washington mentioned that Council elections will be coming up soon. If any Planning Commission members have interest in joining the Council, this is the time to get prepared for the election.

With there being no further business, the regular monthly meeting of the Warsaw Planning Commission was adjourned at 7:40pm.

Submitted by:

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Laura Katherine Condrey