



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Robert B. Weir,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, September 8, 2014

7:00 PM

Council Chambers

1. Call to Order

2. Dominion Power Haymarket Line and Substation Project

a. Dominion Power Haymarket 230KV Line and Substation Project

3. Citizens Time

4. Minutes Approval

- a. Planning Commission - Regular Meeting - Aug 11, 2014 7:00 PM
- b. Planning Commission - Work Session - Aug 18, 2014 7:00 PM

5. ARB and Council Update

6. Town Planner Report

7. Old Business

- a. Haymarket Fairgrounds
- b. Comprehensive Plan

8. Discussion Items

9. Adjournment



TO: Town of Haymarket Planning Commission
SUBJECT: Dominion Power Haymarket 230KV Line and Substation Project
DATE: 09/08/14

A new 230 kilovolt (kV) double circuit transmission line, approximately six miles long, will need to be constructed using existing transportation corridors where possible and requiring new right-of-way. The new line will connect into the existing Gainesville to Loudoun transmission line and extend to a new substation west of the Haymarket town limits. This new transmission infrastructure will address forecasted increases in energy demand that exceed the capabilities of our current distribution system beginning in 2017.

ATTACHMENTS:

- Dominion 230kv Proposal (PDF)

Dominion Virginia Power
 701 East Cary Street, Richmond, VA 23219
 Mailing Address: P.O. Box 26666
 Richmond, VA 23261
 Web Address: www.dom.com



July 24, 2014

RE: **Open House:** Dominion Virginia Power Plans to Add New Electric Transmission Facilities

Dear Neighbor,

You are invited to attend our upcoming Open House to learn more about and provide input on a recently announced project in your area, which includes a new 230kV transmission line and substation.

The rapid growth in the Gainesville/Haymarket areas, including the successful economic development efforts of Prince William County, has resulted in electrical loads that are projected to exceed the capabilities of the electric infrastructure currently in place. The forecasted power increase over the next few years will eventually strain the system, causing issues for the community. Since we can predict this risk, we can take steps now to alleviate any issues from occurring while meeting the immediate needs of the high tech business expansion taking place.

A new 230 kilovolt (kV) double circuit transmission line, approximately six miles long, will need to be constructed, using existing transportation corridors where possible and requiring some new right-of-way. The proposed line would extend from an existing 230 kV transmission line located near Route 66 and Prince William Parkway, through Prince William County and the southern portion of Haymarket to a new substation facility to be located west of Route 15. Please refer to the enclosed fact sheet for additional information.

Community input is an important part of our project planning and development. We hope you can join us at the Open House to learn more about this project and speak directly with the many subject matter experts who will be available.

Open House
 September 10
 5:00 – 7:30 p.m.
Battlefield High School
 15000 Graduation Drive
 Haymarket, Virginia 20169

In the meantime, please visit www.dom.com, keyword: *Haymarket* to learn more. You may also contact us by sending an email to powerline@dom.com or calling 1-888-291-0190, Monday – Friday, 7:00a.m. to 5:00p.m. I hope to see you at the Open House.

Sincerely,

Carla Y. Picard
 Electric Transmission Project Communications Manager

Enclosures

Attachment: Dominion 230kv Proposal (2034 : Dominion Power Haymarket 230KV Line and Substation Project)


Dominion®

INFORMATIONAL OPEN HOUSE

Haymarket Project

Dominion is seeking input on a new electric transmission project to serve Prince William County

Dominion Virginia Power is committed to providing safe and reliable service to customers. As the demand for electricity is growing rapidly in the area, it has become necessary for Dominion to add facilities that transport and deliver power to local homes and businesses.

Dominion has been working to identify options for a new 230 kilovolt transmission line to serve a new, local substation that will support economic development and improve reliability for the community. To do this, Dominion must file an application with the Virginia State Corporation Commission.

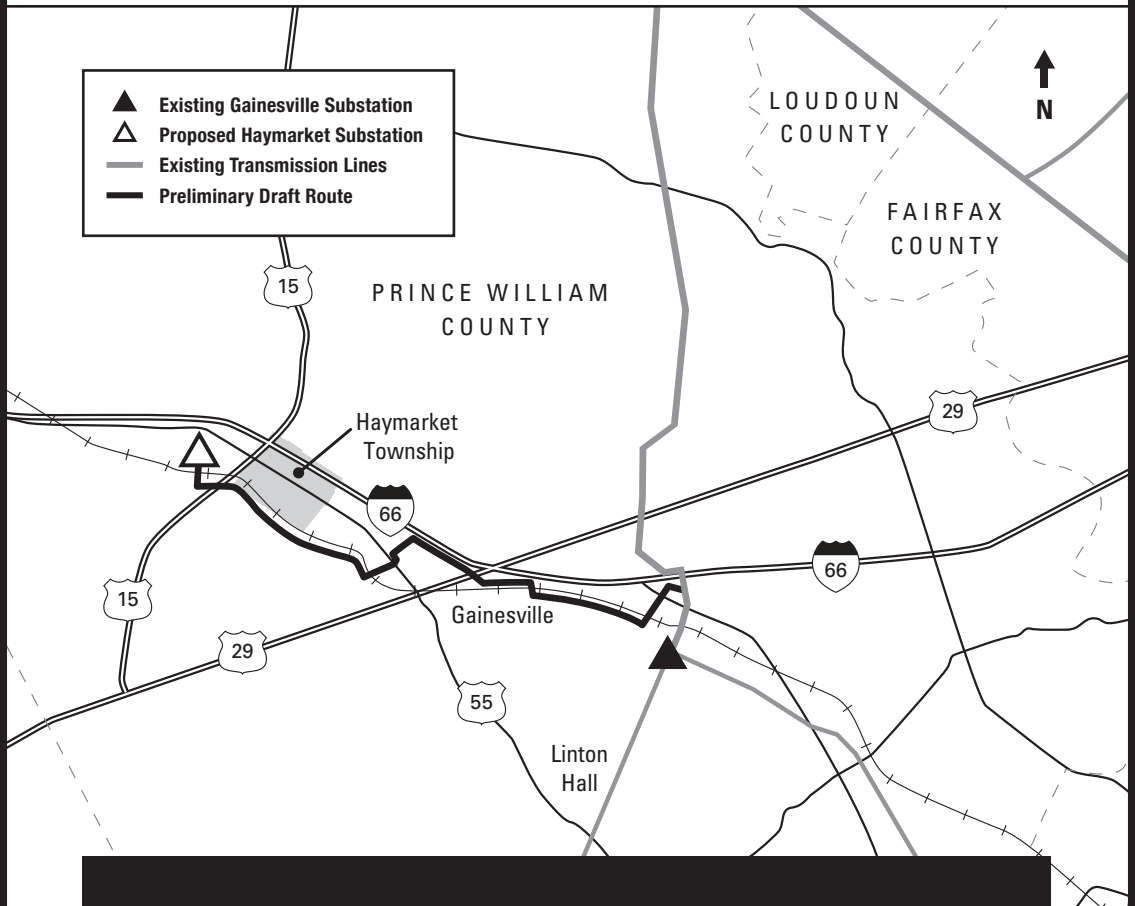
We want to share our plans and hear your views prior to developing the project application. Stop by our open house event to learn more about what this project will mean for you and your community. We welcome your ideas.

For more information regarding the Haymarket project, please visit our website at www.dom.com, keyword: **Haymarket**. Or call 888-291-0190 Monday - Friday, 7:00 a.m. - 5:00 p.m. For routine business or reporting an outage, please call 1-866-DOM-HELP (1-866-366-4357).

OPEN HOUSE

**WEDNESDAY,
SEPTEMBER 10, 2014
5:00 to 7:30 p.m.**

**Battlefield High School
15000 Graduation Drive
Haymarket, Virginia 20169**



HAYMARKET 230 kV TRANSMISSION LINE AND SUBSTATION

Dominion Virginia Power is planning to add facilities to meet the growing demand for electricity in Prince William County.

Rapid growth in electrical demand, particularly in the commercial/high-tech sector in the Haymarket area, has resulted in the need to build a new substation and associated transmission facilities in western Prince William County and southern portions of Haymarket.

A new 230 kilovolt (kV) double circuit transmission line, approximately six miles long, will need to be constructed using existing transportation corridors where possible and requiring new right-of-way. The new line will connect into the existing Gainesville to Loudoun transmission line and extend to a new substation west of the Haymarket town limits (see map on reverse). This new transmission infrastructure addresses forecasted increases in energy demand that exceed the capabilities of our current distribution system beginning in 2017.

Dominion's project will:

- provide needed capacity to serve the rapid commercial/high tech sector growth in the area
- help strengthen the electrical grid and improve overall reliability for the community, and
- enable continued economic development in the area

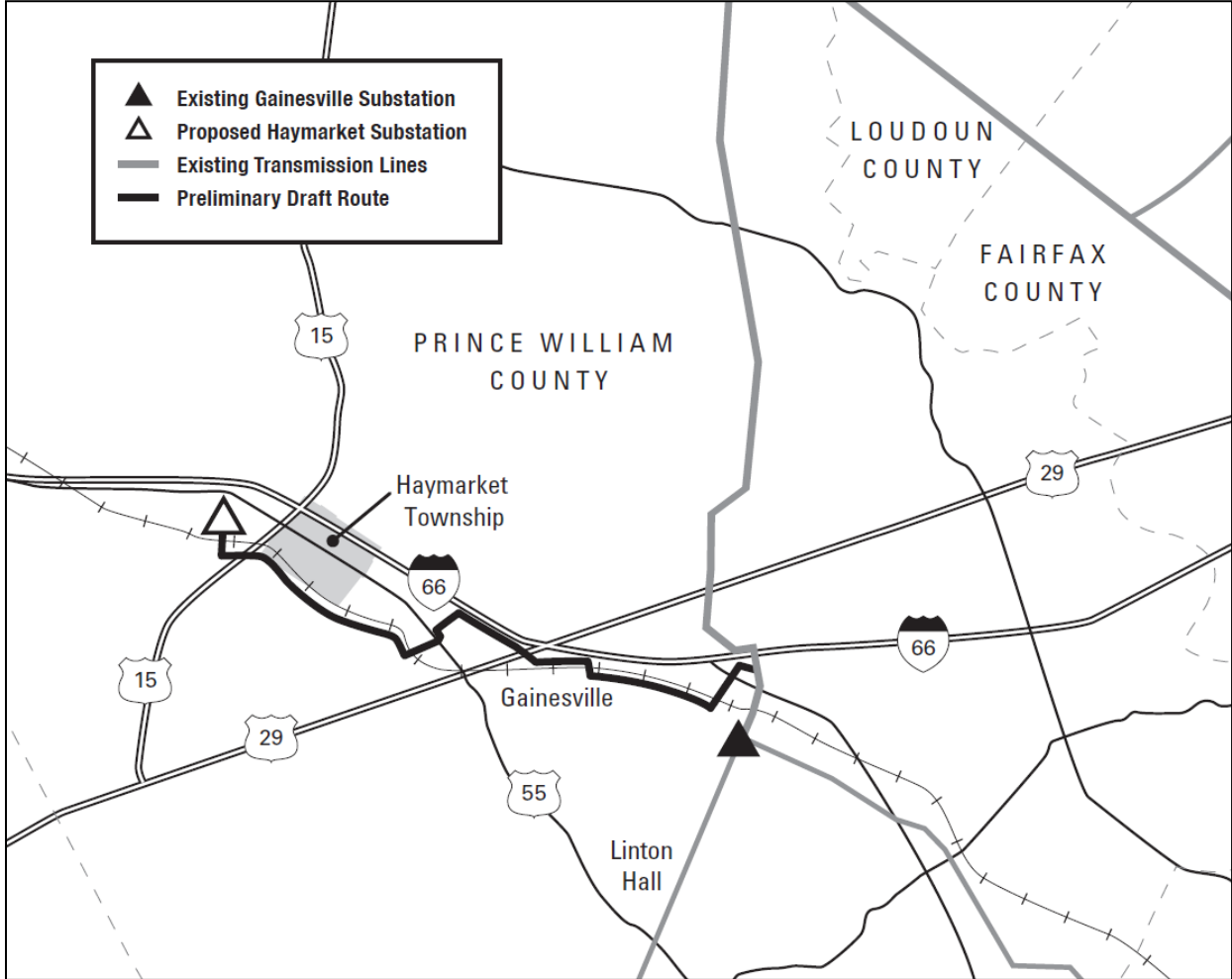
Dominion will also be reinforcing the existing distribution system to help meet the immediate demand for electricity. The new substation, to be built on a shared commercial property, will accommodate future area growth. The combined efforts will provide Dominion, and eventually NOVEC, additional capacity to support continued economic development and improved reliability for the area.

Dominion will seek community input regarding routing options. Outreach will include letters to neighboring property owners, newspaper ads and public meetings.

Preliminary Schedule

Summer/Fall 2014	Community Outreach; letters, newspaper ads and public open house and finalize proposed route
Fall 2014	Submit application to the Virginia State Corporation Commission for consideration
Spring 2016	Begin preliminary construction work – forestry, right-of-way clearing (<i>pending necessary approvals</i>)
Spring 2017	Energize line and substation

HAYMARKET 230 kV TRANSMISSION LINE AND SUBSTATION



For more information, please visit our website at www.dom.com, keyword: *Haymarket*

Contact our dedicated transmission team by sending an email to powerline@dom.com, or call 1-888-291-0190, Monday through Friday, 7am to 5pm.



Attachment: Dominion 230kv Proposal (2034 : Dominion Power Haymarket 230KV Line and Substation Project)

Haymarket Project: New 230kV Line and Substation

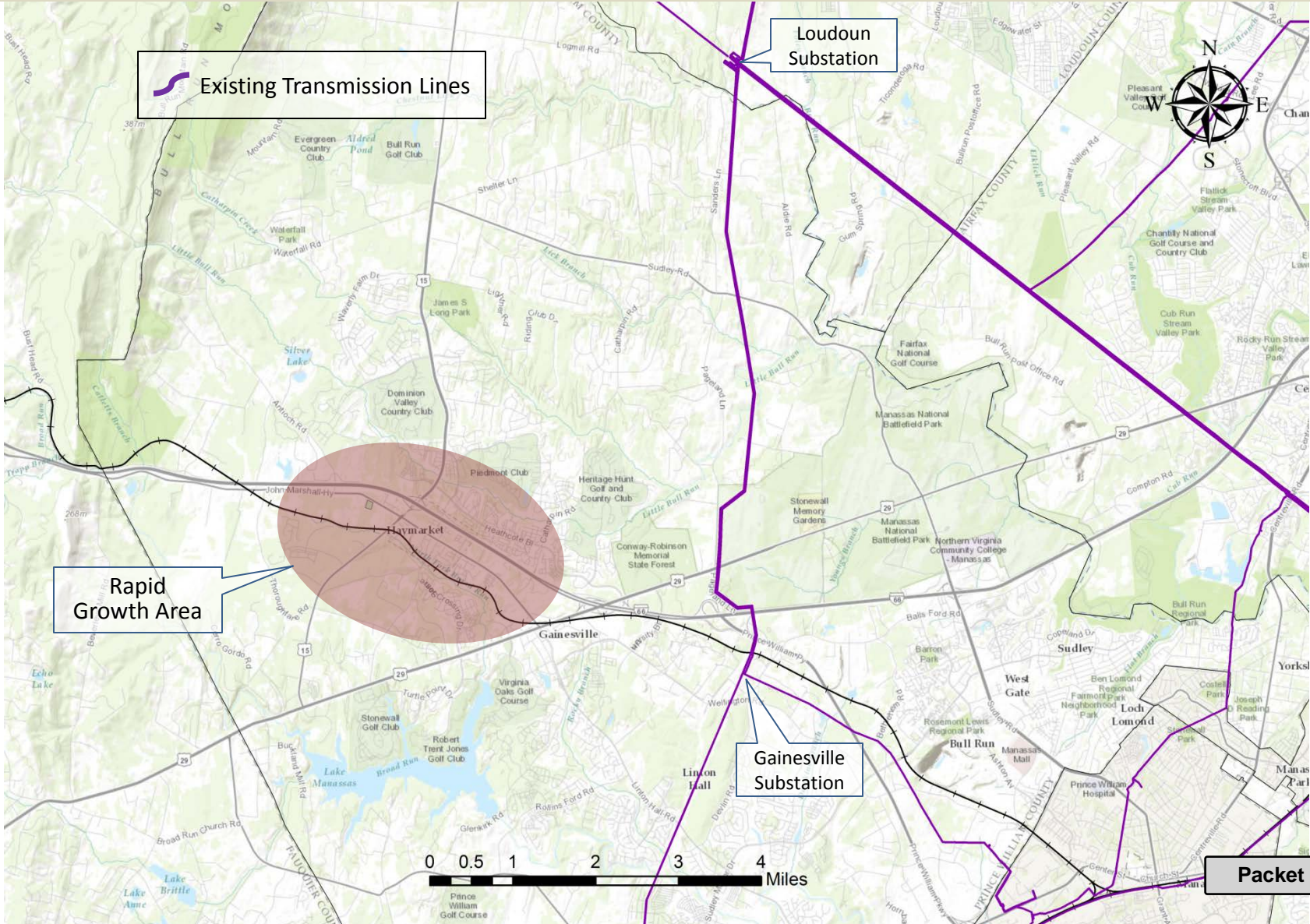
July 2014

Our Energy Challenge in the Haymarket Area

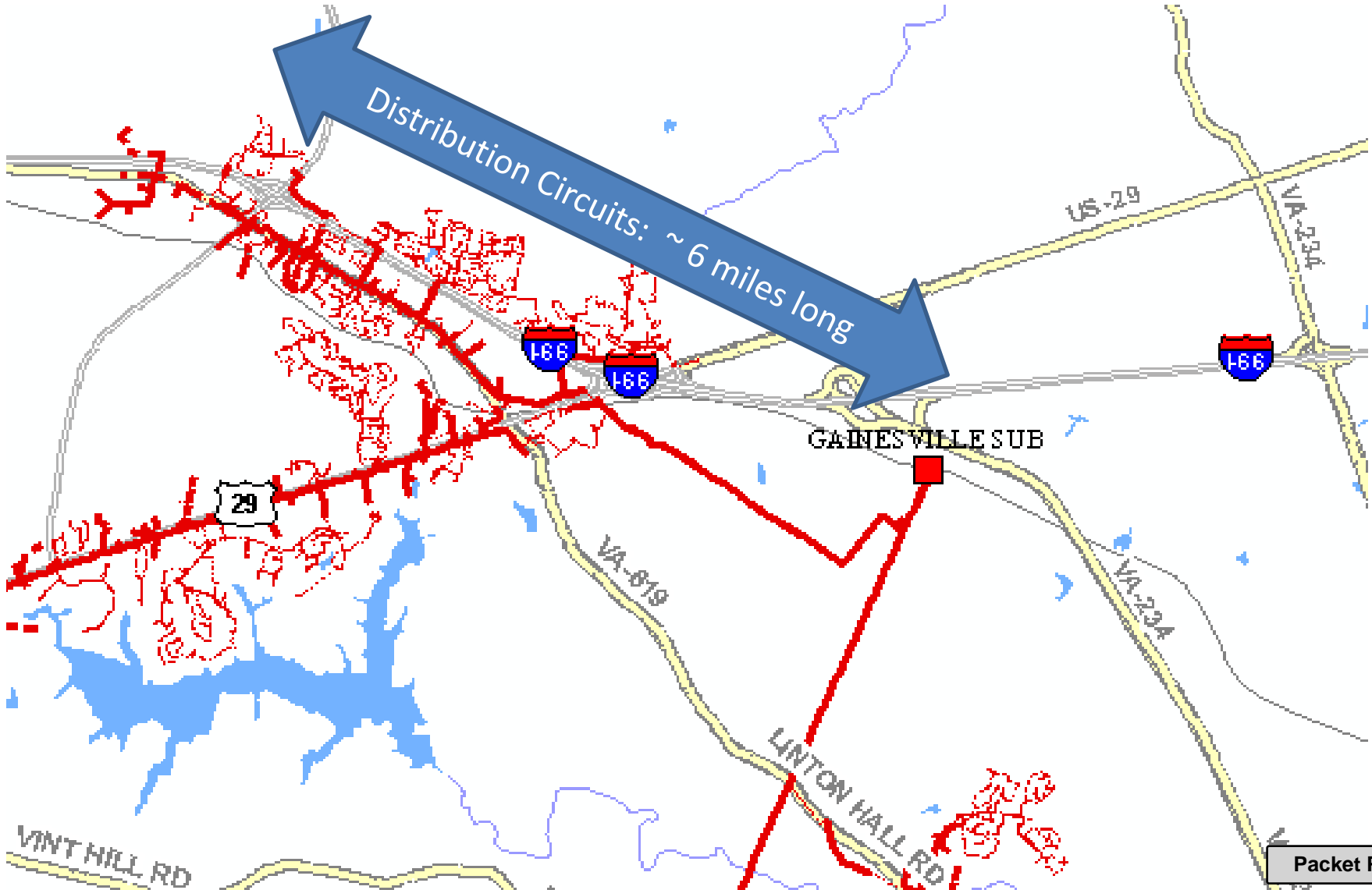
- ❑ Haymarket's population has more than doubled since 2000
- ❑ During this same time, demand for electricity has roughly **tripled**
- ❑ Commercial and industrial growth keeping pace with thriving area
 - Local business expansion plans are accelerating the need for a transmission solution, beginning in 2017



The Existing Transmission Grid



Haymarket: served by long distribution lines today



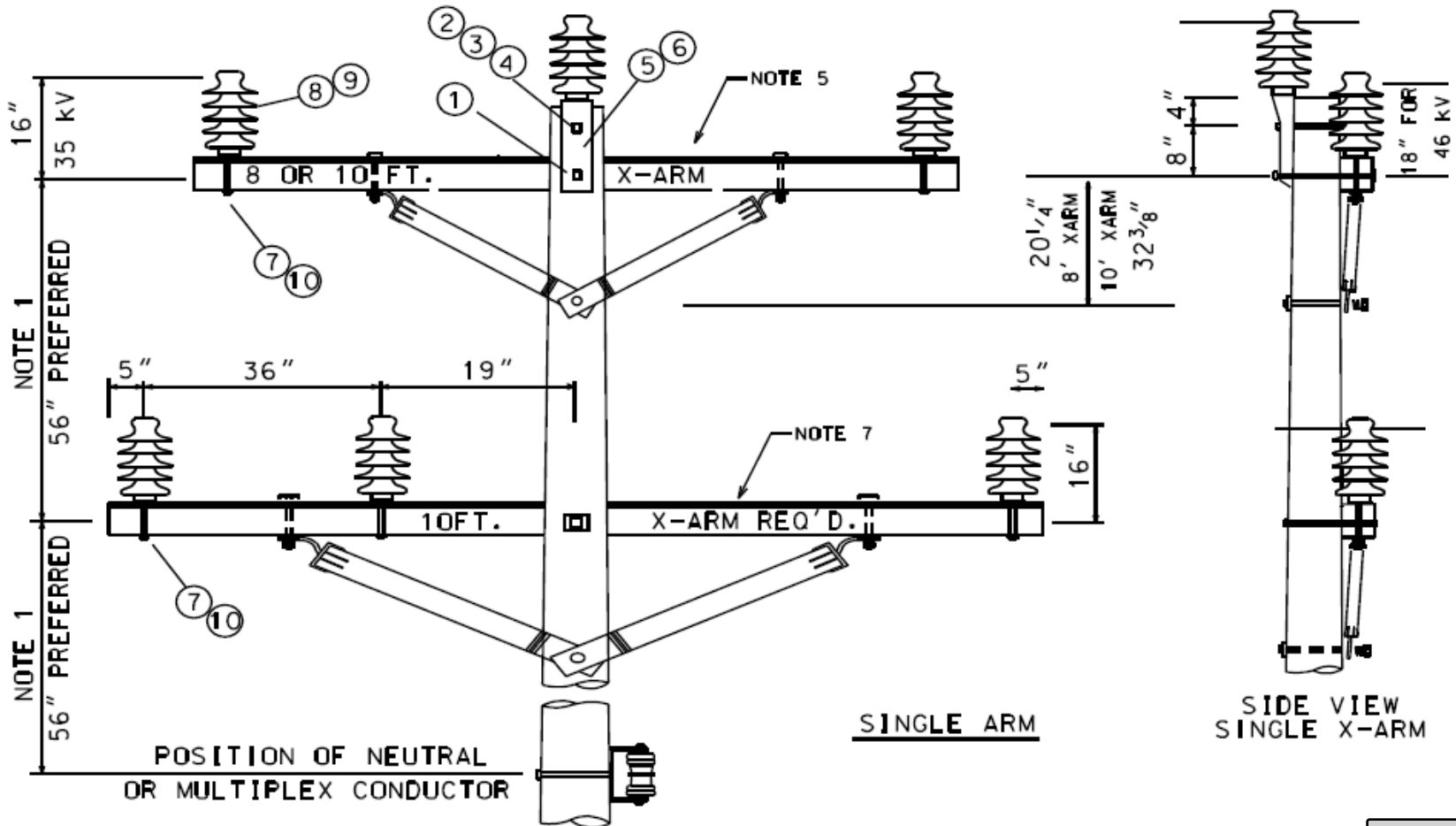
Haymarket Project

Improved Reliability and Capacity for the Future

Two Phased Solution:

- ❑ Short term: Distribution reinforcements will provide “bridging power” until a new transmission line can be built and energized to serve Haymarket
- ❑ Long term: Transmission Solution
 - Locate new substation near load center, but away from residential areas
 - Extend new double-circuit 230 kV transmission line along ~6 miles of new right-of-way
 - New lines must be energized by 2017, when local loads are expected to exceed 100 MW
 - New transmission lines will improve local reliability and provide future capacity for NOVEC to also have a new, local source of power
- ❑ Estimated Total Cost: \$65M

Phase One: Distribution Reinforcement New Distribution Line Added as "Doublebuild"



Example of Doublebuild

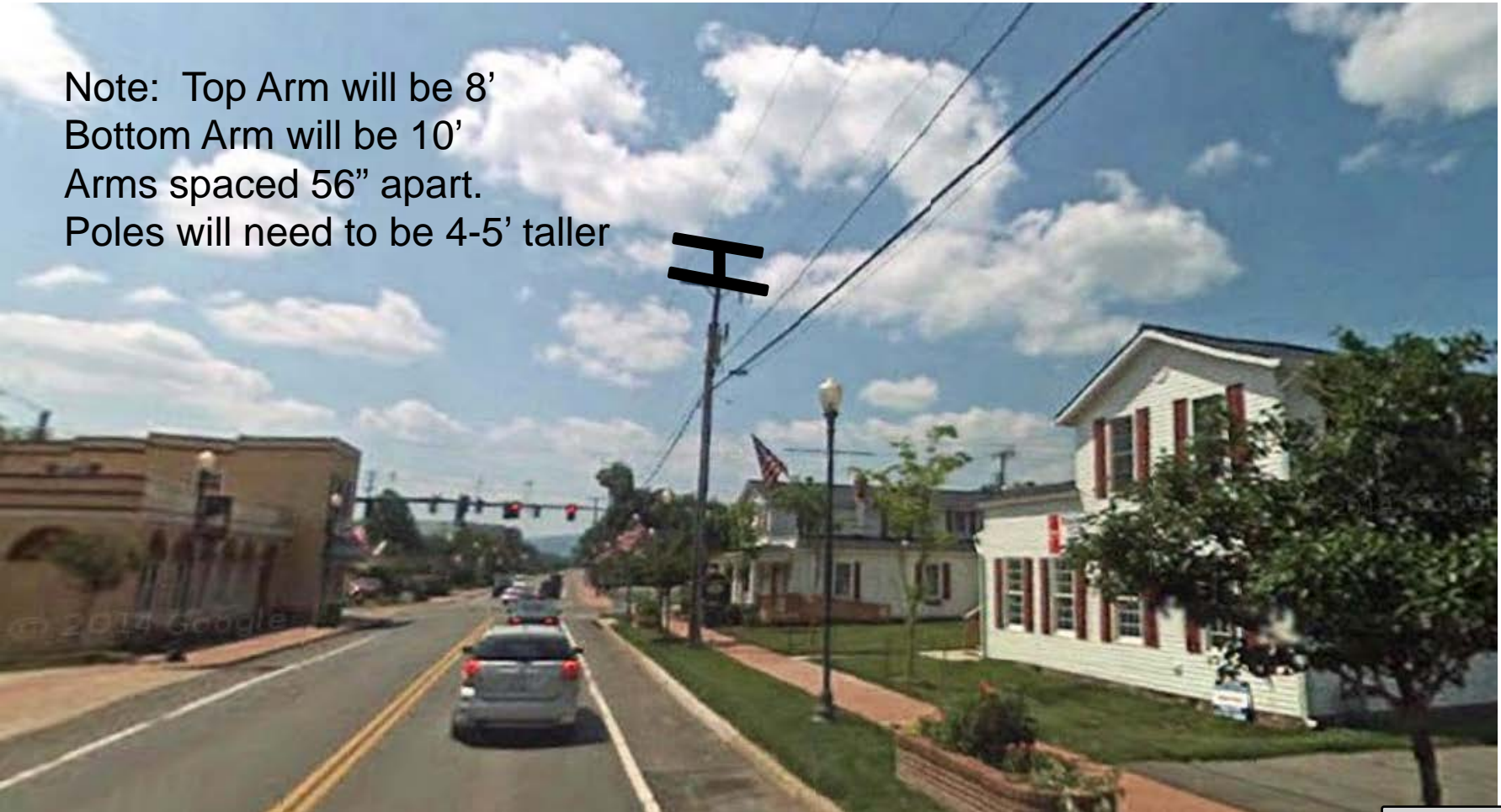


Example of Doublebuild



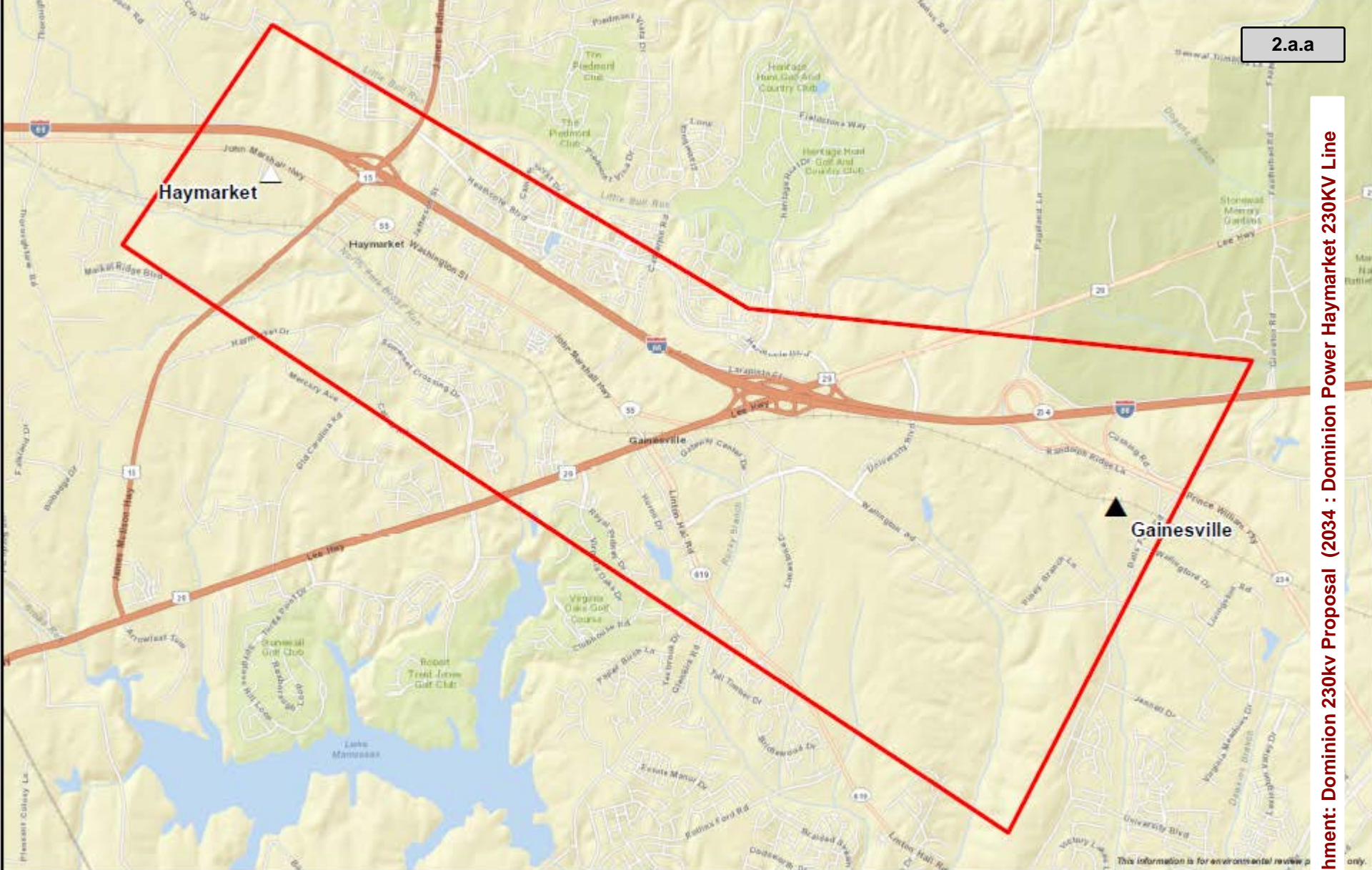
Doublebuild Rendering in Haymarket





Note: Top Arm will be 8'
Bottom Arm will be 10'
Arms spaced 56" apart.
Poles will need to be 4-5' taller

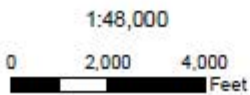


Doublebuild Rendering in Haymarket





-  Study Area
-  Railroad
-  Proposed Substation
-  Existing Substation



Gainesville to Haymarket Study Area

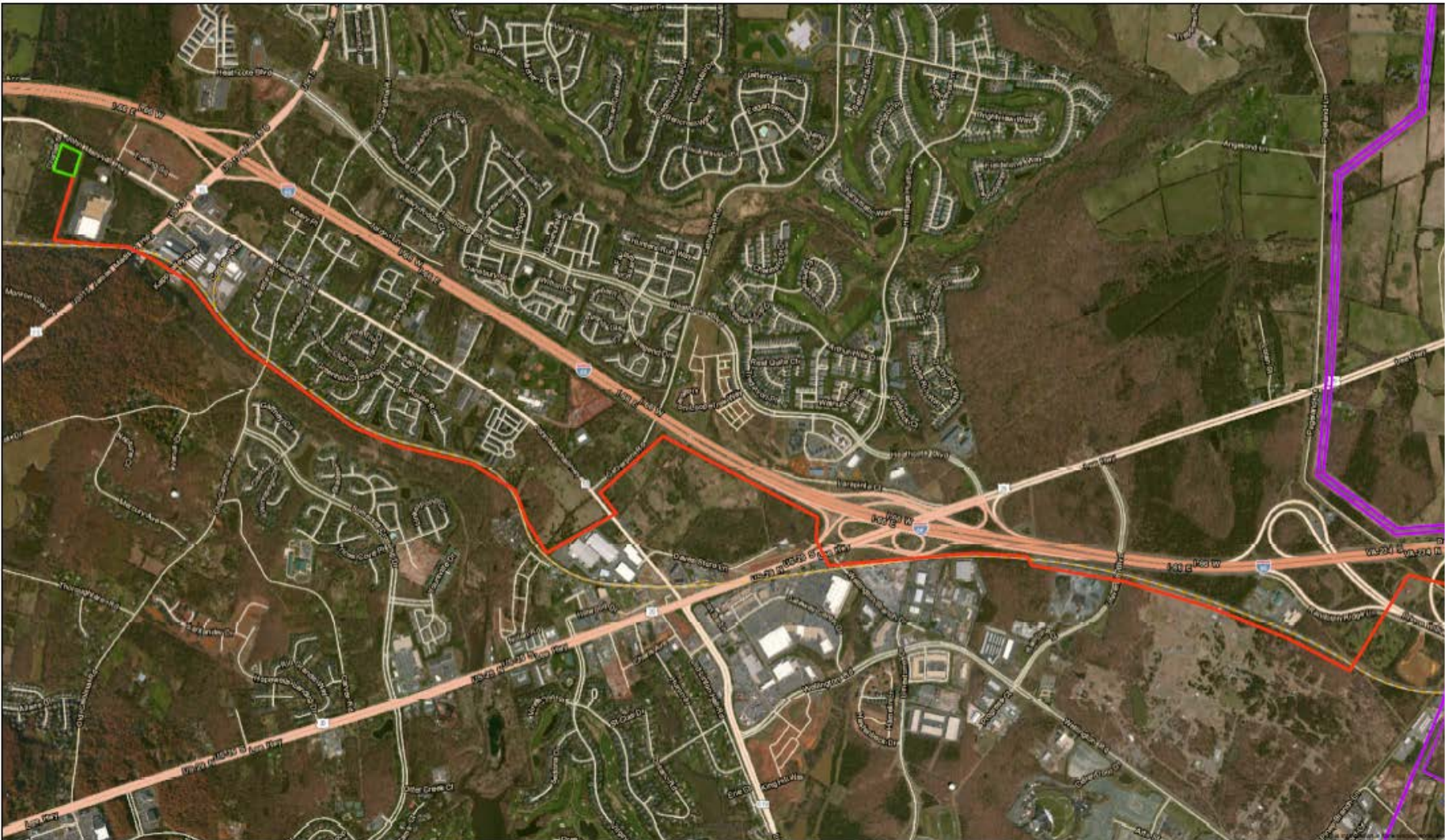


Dominion
Packet Pg. 17

Attachment: Dominion 230kv Proposal (2034) : Dominion Power Haymarket 230KV Line

Preliminary Route for Community Feedback

Attachment: Dominion 230kv Proposal (2034) : Dominion Power Haymarket 230KV Line



 Preliminary Proposed Route
  Proposed Haymarket Substation
 Existing Dominion Transmission Line
  Railroad

0 1,600 3,200 Feet
 1:20,000




Gainesville to Haymarket 230kV Line and Substation Project

Packet Pg. 18

FILE: M:\CI\terry\0-FDD\0110\market\Ac\GIS\2014\07\04\proj\DOM_HAY_Overview_11x17_v3.mxd | REVISED: 2007/2014 | SCALE: 1:20,000 when printed at 11x17 | DRAWN BY: JERAKEN

Possible Structure Type



 Dominion	
STRUCTURE TYPE:	Galvanised Steel Pole
APPROX AVERAGE HEIGHT (ft):	110
WIDTH AT CROSSARM (ft):	35
WIDTH AT BASE (ft):	3.3
RIGHT OF WAY WIDTH (ft):	100-120
Photosimulation Provided by	
TRUESCAPE	
CONSULTING & DIGITAL FACILITIES	
www.truescape.com	

Target Schedule

June-July

- Meet with local elected officials, community leaders

June-Oct 2014

- **Community Outreach**
- Open House event – Sept. 10

Fall 2014

- Submit application to SCC

2015

- Distribution work to reinforce and add to existing facilities

2015

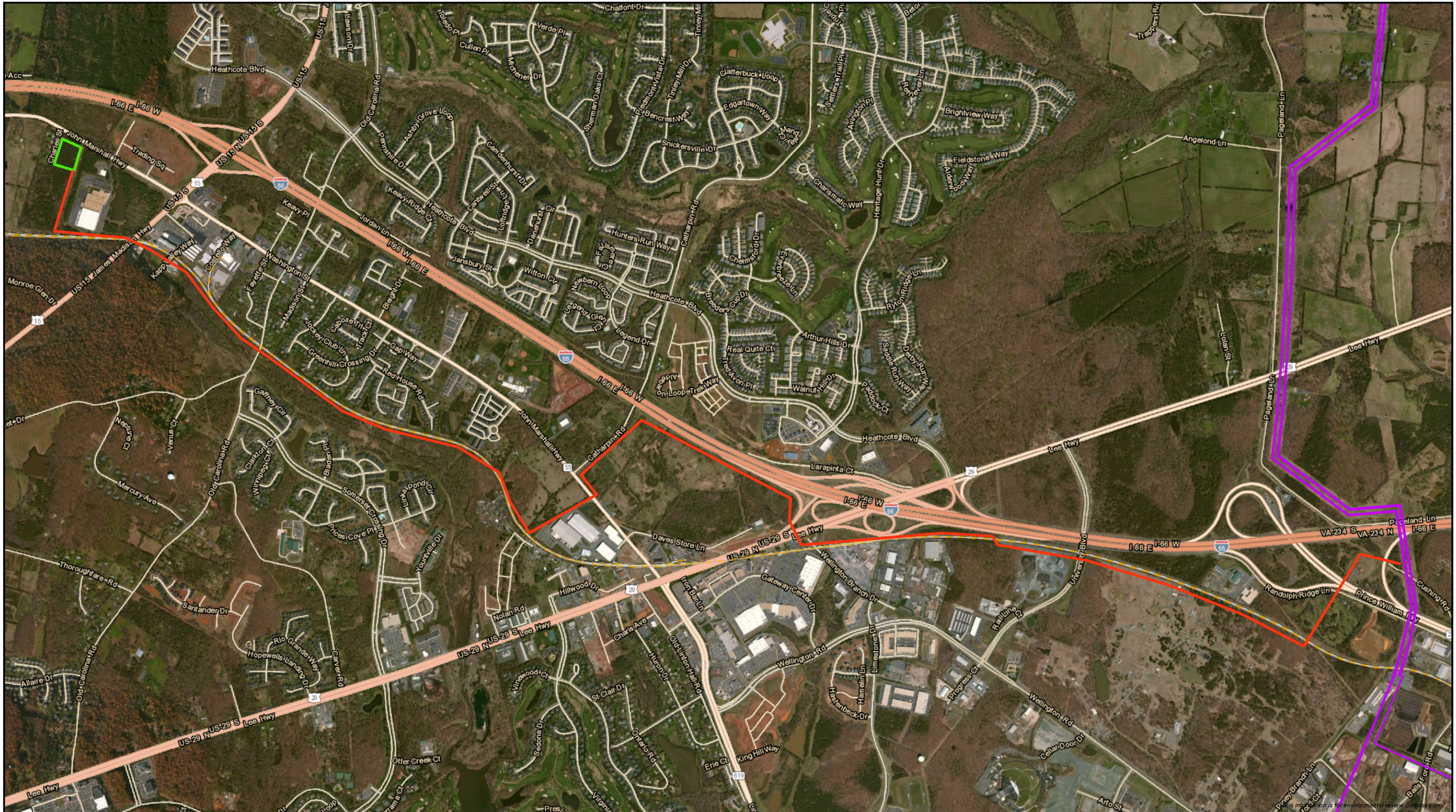
- Substation plans submitted to Prince William County for local approval

Early 2016

- With necessary approvals, begin construction

Spring 2017

- Energize new transmission line and station



 Preliminary Proposed Route
  Proposed Haymarket Substation

 Existing Dominion Transmission Line
  Railroad

1:20,000
 0 1,600 3,200 Feet



Gainesville to Haymarket 230kV Line and Substation Project



Attachment: Dominion 230kv Proposal (2014) : Dominion Power Haymarket 230KV Line and Substation Project



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Robert B. Weir,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, August 11, 2014

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

Chair Robert B. Weir called the meeting to order.

1. Call to Order

Chair Robert B. Weir: Present, Commissioner Ralph Ring: Present, Commissioner Christopher Johnson: Absent, Council Liaison Matt Caudle: Absent, Josh Mattox: Present.

2. Announcements

No Announcements.

3. Citizens Time

No Citizens spoke.

4. Minutes Approval

a. Planning Commission - Regular Meeting - Jul 14, 2014 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Josh Mattox
AYES:	Robert B. Weir, Ralph Ring, Christopher Johnson, Josh Mattox
ABSENT:	Matt Caudle

b. Town Council/Planning Commission Joint PH Minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Josh Mattox
AYES:	Robert B. Weir, Ralph Ring, Christopher Johnson, Josh Mattox
ABSENT:	Matt Caudle

5. ARB and Council Update

No updates this evening.

6. New Business

a. Haymarket Fairgrounds

Guy Gravett does a presentation on his 21 acres. They have been looking at developing the property for many years. One concern is the zoning ordinance. Town does not want to see commodity/big box retail. Ours points out smaller retail. Creating a specialty retail along frontage of Washington street. Best opportunity is for developing simple Town homes. 70,000 square feet of specialty retail. Nice mix community.

120 Town homes would be an easier project to develop though. Other project as a mixed use, require additional investment. Can do that, but doesn't want to spend too much time and effort. Wanted to come before the PC to get input.

Site planned Interchange Park is zoned B2. Only allows residents as an accessory use. 300 Apartments would require a Zoning Text Amendment. The property is a challenge, lot of street frontage. Low visibility for those in the back. Big box retail doesn't need high visibility.

Minutes Acceptance: Minutes of Aug 11, 2014 7:00 PM (Minutes Approval)

Mattox asks how many units in the Town House plan? 120. 8 units per acre.
 Tree line between Sherwood? Their rear yards are right there. Any existing trees that connect to Sherwood?
 Yes can be accommodated. 10' is the buffer.

Ring says access is a concern. 3 egress/ingress on 55. Nothing on 15? No access? Not enough room.

Holly - 15 has a limited access of right-of-way. They would never be able to do it. Will work with VDOT on the needs of traffic. Less traffic with more retail.

Josh any plans for a common grounds usable for residents? Parks? Pocket park?
 That is something they could work on. Nothing big. This is valuable real estate.
 Rings big concern is traffic impact. Walking town theory works with more walkers.

Weir is opposed to big box. Not convinced that's the case. There's Walmart then there's bass pro shops. Cabellas. More niche big box.
 Ability would require magnitude of zoning changes. Easier because one step we wouldn't have to do is a comprehensive plan amendment.
 As of now would need rezoning and Comp plan amendment.

Mr. Gravett is here to ask is this in keeping with what the town is looking for? Walkable? Viable retail? This is an opportunity with streetscape to make a unique place.

Weir says the reason the Comp Plan is set up way it is, is particular problems with growth. If we grow, key number 3500 population, a series of requirements happen. Triggers Public Works Dept. Triggers taxes. And services. Stormwater. Cuts our ability to address street maintenance. Big impact for current residents for taxes. Special retail up front is nice. From a tax revenue standpoint, not that great. Negative revenue with Town Houses behind it. Short fall made up across the Town. We left that end for commercial development. Also is a believer in keeping the ratio of square footage of the Town Homes and the complex. This skews it. Reasons we got rid of R3, is we had enough. Throwing in more multi family dwellings skews ration and negative impact for the Town. There would be issues for schools as well as they are over crowded currently.

We need a lunch crowd. Hard to get anymore. Hard to develop a walking town when the only thing around is real estate agents and vacuum stores

Going in your favor is you're at the intersection of 15/55, and access to 66. Interstate access no one else has. Weir is very concerned about the population threshold. Transportation too. Number of cars. There are over 1000 trips a day onto 55 now. There would be additional cars there with stop light and road infrastructure. Very uncomfortable with it. More comfortable with a Walmart volume of traffic, spread out 24/7, as opposed to particular time of the day. Just an example. What about a walking trail to Fayette? Don't put a whole lot of traffic on it. Punched thru to Jefferson Street would be great.

Don't know VDOT's requirement. Would need a dedicated turn lane.

Mattox concern with storm drainage. Already at capacity. At any point of discharge cannot increase storm water flow. Holly can comment on that.

They are going before the Town Council to show them as well.

b. Dominion 230KV Transmission Line and Substation

Town Manager presents Dominion Powers submission.

Weir says we've spent months working on the Comp Plan. This may make some changes. Would like to have known a little earlier than this late in the game. If we knew about this in

June, would have been better prepared to raise it as an issue. This power corridor is unbuildable. What is their real route? Are there other options?

Suggests Town Council testify at the hearing, warranted on behalf of the Residents. Whether we need to send out an email, letter, something to general population to the Town so they understand what's going on. Greenhill Crossing will be most impacted. Most are unaware of what's going on.

Can they bury or relocate lines?

Weir like to schedule a notice to go out, to all residents, include all residents of Greenhill Crossing, County and Town, also sent to everyone in Piedmont Mews. Soliciting their input, for the September 8th PC Meeting and have as a Public Comment session to be Item 1 on the agenda. We have an opportunity to educate the public. Get a discussion going. And they can decide to go to the Open House on Sept 10th.

Want large format presentation on display boards. Town Manger to get from Dominion Power.

7. Town Planner Report

No report.

8. Old Business

a. John Marshall Commons

Briefed Planning Commission several months ago. East of town. East of PACE. Applicant is here tonight to discuss.

Wants to go to Public Hearing with Planning Commission by the Fall. Prince William County asked the applicant to come brief the town. Traffic circle incorporated. Pedestrian connections. Storm water ponds for Alexandras Keep in County.

Planning Commission to make recommendation to Town Council. Town Council will make recommendation to the County Board of Supervisors.

This project is located between Tyler Elementary and the old Gainesville Elementary. Applicants range from mid 60's to 90's age. All longtime residents of Haymarket area. Transportation issue worked out. Had 4 lanes converging to 2 lanes into Town. One side with ditches, one with curb and gutter. They came up with a round-about. Listened to VDOT, as there are situations where that is the best solution. Best way to transition 4 lanes to 2, as traffic calmer coming into Haymarket.

22 foot town homes. 2 car garages. Proffers prohibit use of garage other than a car. Minimal of 2 products. Had an apt community with 208 units. As going thru the process, the amount of units were reduced to 120. This is a Town home looking unit. Back to back Town home. 2 fronts.

Met with QBE, had a good meeting. This development is outside the town limits but wants integration with town businesses. Shawn Landry would grant an easement. 10' wide asphalt trail from Bleight to the town line. Crosses John Marshall frontage. Maintenance agreement with the association. They would maintain the trail. Maintain the trail across the frontage. 85 town homes on the East. 120 condo units on the West. Clubhouse and pool.

The Town's Street Scape ends at Bleight Drive.

Some of the applicants are in the audience. The original owners of 4 R's school. They've been here a long time. Interested in a quality product. Will not impact our 3500 population threshold.

Schneider: Main concern is how to tie in the road system with ours. Four lane divided highway into the town. Our concern is how to get Pedestrian and bikes safely into the town.

Mattox comments that his only question pertains to stormwater. Alexandras Keep. Who's the management company?

The Condo association. Selected separately.

Ring: The open area in front of residential, commercial? Proffer used as commercial B2. But more negative B2 uses. Not sure what is going in there yet. Banks allowed, daycares, office buildings. Retail as well. Could be anything. Drive thrus proffered out except banks.

Traffic study - decreased in recent years?

Doug Kennedy says based on VDOT's historical rates, traffic on 55 has decreased since 2005. 2011 a study was done. Actual change in traffic volume been very low since 2005. Allowed for growth. But trends don't show significant growth on 55.

The traffic circle does concern Ring. Are there other options? A turn signal was one. VDOT was concerned about a signal. VDOT suggested the roundabout. Better spacing of cars.

Weir: Planning for the western area of the County has been a disaster for decades. This is why we have traffic problems, and vacant store fronts. No answer for that at this time. But this area, is an example. The Town for years has tried to make the Comp Plan comport with the County. The County's Comp Plan is a moving target. Increase of density applies here as well. The Market is changing. Overcrowding is an issue. Serious questions about when the 13th high school gets built. Traffic is an issue regardless. Presuming traffic goes East on 55? The reality is that's probably not going to happen. Has heard this for years with every development project. A significant portion of traffic will go thru the Town. This is a lose-lose for us. Whether 20% or 80%. You can't widen the roads thru town. This will not get any better for the Residents of the Town. 55 is having upgrades. The Town has put a lot of time and effort on the Eastern end of Town.

Single car garages. How much street parking?

All garages are 2 car. Driveway over 18'. On the opposite side, 3 spaces per unit. Worst case would have 2.

Weir - this project should be phased out. We can't in good conscience recommend this to Town Council for approval. Too many issues.

Planning Commission will talk about it. Will schedule a work session.

INSTRUCTS CLERK TO SCHEDULE A WORK SESSION FOR MONDAY, AUGUST 18. The Town Planner and Engineer will attend.

Also on that Work Session, to discuss the Fairgrounds, John Marshall Commons, and the Comprehensive Plan.

RECESS 8:46 pm for 5 minutes

b. Comprehensive Plan

No update at this time.

9. Discussion Items

Mattox - Sherwood Forest Residents received a notice that tomorrow and Wednesday doing a top coat for the streets.

10. Adjournment

Mattox motions to adjourn.
Ring seconds.

Meeting adjourned



Town of Haymarket Planning Commission

15000 Washington Street,

Haymarket, VA 20169

Work Session

<http://www.townofhaymarket.org/>

~ Minutes ~

Robert B. Weir

Monday, August 18, 2014
7:00 PM**Council Chambers**

I. Call to Order

Chair Robert B. Weir: Present, Commissioner Ralph Ring: Present, Commissioner Christopher Johnson: Present, Council Liaison Matt Caudle: Absent, Josh Mattox: Present.

II. Public Portion

a. Information Item (ID # 2003)

John Marshall Commons

COMMENTS - Current Meeting:

Nothing new to present to Planning Commission. Our Town Engineer met with County transportation. Discussed briefly at TIA meeting for the Fairgrounds. Should set a meeting with a Town representative and developer. Trail is on there now. Why so far back from edge of pavement?

Does it interfere with the ball field?

Town Engineer reports - Pond in the back, keep the Storm Water Maintenance (SWM) facility operational during construction. Agreements between Town, County and Alexandras Keep HOA. They are aware they need to do that coordination.

Mattox - Other than SWM, still disgusted with the traffic circle idea. Doesn't make sense. A traffic circle is a temporary fix. Not a long term solution.

Ring - Initially showed roadway access across intervening lot, by zoning not legal. Concerned this issue will not be worked out. Also concerned with the traffic circle. Possibility for more residential footpath. Increase traffic problem as well. Right in right out. No specification for businesses in there. What's planned? What benefit is it to the Town? Similar concerns as last time.

Johnson - Only concern is the traffic circle. People fear traffic circles, as they don't know how to use them. They are very efficient. But people just don't know how to work them. Does like the idea of it, to keep a flow of traffic going. Hopes what they're doing in Gainesville will improve the drive to 66 via 55 East.

Weir - As a conceptual plan, it's fine. Problem is in his view, nice plan, wrong place. CEC designation, doesn't comply with it.

27.7 acres. 205 units. Gross residential density 13.5 units. Maximum is 12. CEC requirement only comprises 25% gross floor. Way above that. Just don't see it working. Still putting more traffic onto 55. Can't see supporting this.

Looked at the school numbers and it's worse than originally thought. Elementary might be ok. Middle school not too bad. But the High School is the primary concern. Appreciate the proffers, sidewalks, and round-about, but not sure how it's going to work and tie in with our existing project. Weir has drafted a

Minutes Acceptance: Minutes of Aug 18, 2014 7:00 PM (Minutes Approval)

comment for the Town Council. It's not positive. Would like to push this back another month but going to have to go to Town Council next work session.

Any objection to sending recommendation to Town Council to deny to the County? No objections.

Anything inserted? Ring concerned about inter parcel connectors. Johnson too.

Roll Call to forward to Town Council for recommendation of denial of this development, once last edit is made.

Mattox: Yes

Ring: Yes

Weir: Yes

Johnson: Yes

b. Information Item (ID # 2004)

Haymarket Fairgrounds

COMMENTS - Current Meeting:

All arguments that were had with John Marshall Commons apply equally to the fairgrounds, for school transportation. Intersection numbers are scary. Residential traffic is different than commercial traffic.

Town Engineer passes out TIA report. Will use 2% increase on 55. During process of TIA, they evaluate the need of left turns, right turns, signal, etc. Hope to keep it right in right out. Chick-Fil-A already submitted their TIA. They mentioned a drive thru restaurant which is a Special Use Permit. Not eligible. If it's wanted, will have to do a Zoning Text Amendment. Proffer conditions in that parcel is for only one drive thru. Used for CVC Pharmacy currently. There are stacking issues. Probably a proffer amendment at the very least. They're still reevaluating some of their numbers. Will do a by right comparison.

Weir has concerns on traffic, and flow out the back. Main entrance is opposite of Costello. And problem with the schools. Disservice to schools and residents of Haymarket. No immediate relief in site. Biggest problem is, look at the Comp Plan. That's our interchange district. Heart of our future revenue generation. Key to the Town's future. If we're going to shift a large proportion of tax burden from Residential to Commercial, and give our Residents a break, can't fathom why change that to Residential. If we do, might as well throw the entire Comp Plan away. It invalidates everything. This is the largest parcel in the Town. Not in favor to change it to Residential. That creates negative revenue housing. That's worse than not developing it. This also may push the Town population over 3500. We can hold this open for the time being. No application has been submitted. Let's move it to September. No urgency to get a memo or recommendation out to Town Council.

Mattox main concern is streetscape. Wants everyone to be able to walk from one end of Town to the other. Big box store a good anchor. Just adding more houses creates negative revenue. School congestion, lots going on in the next few years. 15/66 interchange. 29/66. Doesn't make sense to add that much density in housing. Personal and professional opinion is to not push this thru til more information provided. Not given enough information at this time.

Ring - Not adding Residential improves the health of small businesses. Small businesses are still struggling. Turnover to go outside of town. Businesses that are successful, have an anchor. That's what's required. Big box, or semi big, or a national brand. Putting more Residential is not going to benefit the Town that much. In favor of more commercial use than heavy Residential.

Johnson - Echoes everyone's sentiments. School point agrees with. Combine with traffic issues, feels will repel people. Some now refuse to come into Town, because of the congestion.

NOTE TO CLERK: If Mr. Gravett comes in with any additional information let Planning Commission know. Leave as open agenda item until more information comes in.

c. Information Item (ID # 2005)

Comprehensive Plan

COMMENTS - Current Meeting:

Town planner not here to update. Not comfortable with it in it's current form without seeing the edits.

Concerned with the interchange design. What occurs with VDOT. Would like to see a final design.

Power lines. If run thru proposed route, dramatically changes the Industrial section/Conservation area. Not convinced this is the only route in mind. Concerned there's a greater impact. Until Dominion Power nails down the course? We need to leave open.

Instruct Town Planner to get rest of the edits done. Look at it in September. Fine tune it. Maybe kick out in October. No objections from Commissioners

Ring motions to adjourn the meeting. Mattox seconds.

Adjourned 7:56PM



TO: Town of Haymarket Planning Commission
SUBJECT: Haymarket Fairgrounds
DATE: 09/08/14

An update on the Haymarket Fairgrounds.



TO: Town of Haymarket Planning Commission
SUBJECT: Comprehensive Plan
DATE: 09/08/14

The Town Planner will update on this item.