



TOWN OF HAYMARKET TOWN COUNCIL

PUBLIC HEARING ~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Monday, August 6, 2018

6:30 PM

Council Chambers

A Public Hearing of the Mayor and Council of the Town of Haymarket, VA, was held this evening in the Board Room, commencing at 6:30 PM.

Mayor David Leake called the meeting to order.

I. Call to Order

Councilwoman Susan Edwards: Present, Councilman Robert Day: Present, Councilman Connor Leake: Present, Councilman Madhusudan Panthi: Present, Councilwoman Bond Cavazos: Present, Councilman Steve Shannon: Present, Mayor David Leake: Present.

II. Pledge of Allegiance

III. Public Hearing - Crossroads Village Center

1. Public Hearing Notices

2. SUP Public Hearing Notice

Mayor Leake thanks the citizens for coming out this evening and went over some general public hearing rules and procedures. Mayor Leake states that he anticipates that the public hearing will run over into the regular meeting at 7 so he asks if the Council has no objection he would like to call upon Pastor Johnson and the scouts for the Pledge of Allegiance at that time. There was no objection.

Town Planner, Emily Lockhart, introduces the staff and gives a brief history of the Crossroads Village project.

Gifford Hampshire, from the law firm of Blankingship and Keith and the representative for the applicant, addresses the Council. He introduces the team, Mike Massey from Ross-France, Chad Baird, Gorove/Slade and from the Meladon Group, Igor Levine. He states that this application comes to you with a positive recommendation from your professional staff and a unanimous recommendation for approval to the Council from the Planning Commission. He outlines the process of this project. He also discusses the revisions that were made to the project since the May 21st joint public hearing including the VDOT approval of the traffic impact analysis and all of VDOT's recommendations as well as Washington Street improvements.

At 7:00 PM, Mayor Leake calls the regular meeting to order and calls upon Pastor Johnson to recite the Invocation and the scouts to lead the Pledge.

After the pledge, Mr. Hampshire continues with his presentation.

Vice-Mayor Edwards read into the minutes email letters that were sent via the Town Hall.

Fabrizio Russo <salfrusso@gmail.com> <mailto:salfrusso@gmail.com> Monday, August 6, 2018 12:24 PM
Emily Lockhart
Town Meeting Comments

Emily,

My name is Sal Russo, and I am with Giuseppe's Ristorante Italiano, since I am unable to

make tonight's meeting, I am leaving some comments about the proposed project that the Meladon group is working on.

I am definitely FOR the project, as any new businesses/residences will bring more commerce to the town.

Developing the land will put good use to it, as of right now it is vacant, unused, and is not bringing any business to the town.

I do think that prior to development, they should have proper measures to ensure that they aren't going to immediately displace any animals that may reside there. As the dog park was being developed, we experienced an influx of rodents, snakes, raccoons, and even some deer that invaded our property. I would hate to see this happen again, as the animals were here first. Having a wildlife expert walk the property, and possibly trap and move these animals would be in the town's best interest.

They need to have a proper traffic plan in place as well. Last year our front entrance was blocked for more than half a day, during road upgrades, we lost business due to this. With a proper traffic plan, hopefully we can avoid congestion.

We look forward to the new businesses and residences that the Meladon group will be bringing, I have personally sat down with Igor, who is in charge of this project, and he is a family oriented man, with good intentions.

Thanks,

Sal Russo
Giuseppe's Ristorante Italiano

PLEASE READ THIS LETTER DURING THE MEETING AND ENTER INTO THE MINUTES.

August 6, 2018

Mayor David

Leake
Town Council of Haymarket
15000 Washington Street
Haymarket, VA 20169

Dear Mayor and Council members:

I would like to express my support for the proposed Crossroads *Village* mixed-use project planned for the property behind/alongside Chick fil-A. I understand there are some residents against this project for the usual reasons of new development: additional vehicles on our roads, and potential overcrowding of our schools.

When I moved to the community of Greenhill Crossing in August of 1999, there were very few residential, retail or commercial businesses in Haymarket. But, we loved our small town - it had one convenience store in the middle of Haymarket town square where bread, milk,

fishing lures, mouse traps and floor wax were sold. It even had a REAL butcher!

Many of us longed for grocery stores, restaurants, and retail closer than Manassas or Warrenton. We knew what growth would bring, but our town needed more services. Eventually, they were added and, to my knowledge, very few complained.

While I live on the Gainesville side of Greenhill Crossing (2 blocks from the Haymarket town line), I have always considered the town of Haymarket to be "my" town. I love being able to walk to my favorite restaurants and visit friends! I look forward to having additional stores and restaurants to add to my stroll!

For the past 20 years, I have attended board meetings, etc. in an effort to support the Mayor and Town Council. I support them still today.

Sincerely

, Nora H.

Eakins
7038 Rogue Forest Lane
Gainesville, VA 20155

Shelley Kozlowski

From: Sent: To: Subject:

Hickey, Darlene <dhickey@usg <mailto:dhickey@usgs.gov>s.gov>
<mailto:dhickey@usgs.gov> Monday, August 06, 2018 4:52 PM Shelley Kozlowski
Crossroads Village Development

Please enter this into the minutes of tonight's town meeting and read it to the council if possible.

August 6, 2018

Dear Mayor Leake and Council Members,

As a neighboring Gainesville resident, I'm excited to hear about the possibility of a development near the intersection of Routes 15 and 55 that will provide additional choices for employment, dining and recreation. I believe this development will provide employment for my children, local venues for my family to enjoy, and reduced taxes for the residence of Haymarket.

Please don't forget that numerous businesses have come to the town of Haymarket over the years that now provide my family the convenience of going to local physicians, retail stores, recreation facilities and having more dining options yet the home-town feel of Haymarket hasn't changed. In fact, it has improved since these establishments arrived.

I hope the Town Council agrees that the Crossroads Village project will be advantageous to the community.

Sincerely, Darlene Hickey

Councilman Leake states that he would like to read an email into the minutes that was sent from Former Town Commissioners, who had a key role in rewriting the Town Zoning Ordinance, James and Maureen Carroll

From: J/MCarroll <jmcarroll53@yahoo.com <<mailto:jmcarroll53@yahoo.com>>>

Date: August 3, 2018 at 11:09:01 AM EDT

To: David Leake <dleake@townofhaymarket.org <<mailto:dleake@townofhaymarket.org>>>, Susan Edwards <sedwards@townofhaymarket.org <<mailto:sedwards@townofhaymarket.org>>>, Robert Day <rday@townofhaymarket.org <<mailto:rday@townofhaymarket.org>>>, Steve Shannon <sshannon@townofhaymarket.org <<mailto:sshannon@townofhaymarket.org>>>, Madhusudan Panthi <mpanthi@townofhaymarket.org <<mailto:mpanthi@townofhaymarket.org>>>, Connor Leake <cleake@townofhaymarket.org <<mailto:cleake@townofhaymarket.org>>>, Bond Cavazos <bcavazos@townofhaymarket.org <<mailto:bcavazos@townofhaymarket.org>>>

Subject: Citizens' Comment of Town Council Meeting August 6,2018

Mr. Mayor and members of the Town Council:

In our absence we have asked that this letter be read and added to the record of tonight's public hearing. Jim and Maureen Carroll, 6862 Track Court, Haymarket, VA

We are unequivocally opposed to the Crossroad Village plans as they have been proposed. They constitute a direct threat to the notion of Haymarket as a walking town. To what business in that plan would one realistically walk? A sky-dominating monstrosity of a hotel? A daycare center with no outside green space for children to play? A gasoline station or tire shop that the plan has no space allotted for loading supplies or safe area for disposal of toxic wastes? Perhaps another drive through restaurant to further diminish business from Fosters, Giuseppe's, or other established Haymarket eateries?

The traffic on the west side of the city - which is bad even now- would be increased by eight to ten thousand cars a day. People from the east side would undoubtedly travel to Gainesville for shopping and dining rather than try to turn left at busy times of the day. Sadly, current Haymarket citizens would avoid businesses within the town boundaries because of the resulting gridlock. Clearly Haymarket would not be a destination town when walkers would be confronted with excessive numbers of cars turning into and out of the proposed space.

Also, the burden being placed on the local schools- already well beyond capacity in the case of Battlefield High - would be increased significantly and only the unknowing or uncaring say that the increased school population does not impact the educational process.

Finally, we ask why there has been such an undue and unneeded amount of pressure to have these plans placed before the council so quickly? Why did the council pass a motion demanding the Planning Commission act with such unwarranted and unneeded speed in order for you to have these plans before you tonight? This haste was not done for the sake of the people of Haymarket? For whose benefit are these plans now being considered? The plans have not been properly vetted by zoning or county officials. Why are you willing to sell out the people of Haymarket?

We have listened to the repeated **false narrative** that these buildings and rezonings are "by right." There is nothing by right about the proposed 75 foot tall hotel! The drive throughs for 3 restaurants are NOT by right. The drive through for a bank is NOT by right. The 79 townhouses which would negatively impact schools, traffic, safety, are NOT by right. This Public Hearing is REQUIRED for the rezonings. It is REQUIRED for citizen INPUT. Rezonings are NOT by right.

You all should listen to the comments of your constituents and demonstrate honesty, transparency, and integrity in your actions. If you demonstrate the virtues listed,

you will NOT allow the Crossroad Village plans as currently constituted.

Jim and Maureen Carroll

Town residents and residents of surrounding neighborhoods address the dais concerning the Crossroads Village Center project many sharing concerns with traffic and school impact and the proposed Special Use Permits for drive-thru restaurants.

They include:

Doug Widener, 7679 Great Dover Street

Paula King, Little John Court

Peter Jordan, Padgett Drive, Haymarket

Aayush Kharel, 15013 Gossom Manor Place

Christ Mancapaz, 6875 Track Court, Haymarket

Jose A. Gomez, 6652 Hunting Path Road

Cathy Shalvey, 6748 Bleight Drive

Kara Gallagher, 6930 Jockey Club Lane

Bob Weir, 6853 St. Paul Drive

Johanna Devon, 5722 Turner Road

Elena Schlossurg, 16875 Stormy Drive

Laura Newman, 14651 Red House

Sandy Freeman, 6660 Fayette Street

Tracy Lynn Pater 6660 Fayette Street

Alyson Satterwhite, address on file

Ed Robinson, 6817 Jefferson Street

Debbie Dallesandro, 14947 Madison Court

Karen Sheehan, 15025 Doe Ridge Road

Sheridan King, Saint Paul Drive

M. Turner, Fayette Street

Joseph Castenada, Gossom Manor Place

Cindy Buckley, 14798 Ashby Oak Court

Jeremiah Sahlburg, 6917 Jockey Club Lane

Joe Pasanello, address on file

Dottie Leonard, 14801 Washington Street

Jim and Andrea Payne, 6680 Fayette Street

Matt Caudle, 14725 Dogwood Park Lane

The Council took a 5 minute recess and reconvened at 9:02 PM.

With no further questions or comments, Mayor Leake closed the public hearing.

IV. Adjournment