



TOWN OF HAYMARKET PLANNING COMMISSION

CONTINUATION MEETING ~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, June 18, 2018

7:00 PM

Council Chambers

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

Chairman Matt Caudle called the meeting to order.

I. Call to Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Absent, Commissioner Maureen Carroll: Present, Commissioner James Carroll: Present, Commissioner Cathy Pasanello: Present, Commissioner Madhusudan Panthi: Absent.

II. Pledge of Allegiance

III. Closed Session

Matt Caudle, Chairman, states that the Planning Commission is already in session with a continuation meeting from the joint public hearing held on Monday, May 21, 2018. He states that it was brought to his attention that there was a meeting scheduled on Sunday, May 20th before our joint public hearing on Monday, May 21, 2018. Starting to his left, Chairman Caudle asks who attended. Each Commissioner states that they were not present at the Sunday meeting.

At this time, Chairman Caudle asks to go into closed session.

1. Motion

Chairman Caudle moves to enter into closed session pursuant to Virginia Code section 2.2-3711 (A) (7) for consultation with legal counsel regarding specific legal matters specifically the Crossroads Village Center. Commissioner J. Carroll seconds the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Caudle, Chairman
SECONDER:	James Carroll, Commissioner
AYES:	Matt Caudle, Maureen Carroll, James Carroll, Cathy Pasanello
ABSENT:	Steve Shannon, Madhusudan Panthi

IV. Certification of Closed Session

Chairman Caudle makes a motion to certify that to the best of each Commissioner's knowledge only those matters lawfully exempted from open meeting discussion under the provisions of the Freedom of Information Act and only those items identified in the motion to convene the closed session were heard or considered by the Planning Commission. Commissioner Pasanello seconds the motion.

1. Motion

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Matt Caudle, Chairman
SECONDER:	Cathy Pasanello, Commissioner
AYES:	Matt Caudle, Maureen Carroll, James Carroll, Cathy Pasanello
ABSENT:	Steve Shannon, Madhusudan Panthi

V. Action Item

1. Crossroads Village Center

Chairman Caudle asks Town Planner, Emily Lockhart, about the document that they received tonight. Ms. Lockhart states that before the Commission tonight is the red lined version of the

updated proffer statement. She adds that she received this on June 6th and took her review time and gave it to the Planning Commission. She further adds that the Commission received an updated GDP showing the elevations per the Commission's request. Ms. Lockhart states that in tonight's packet there is a map showing green space, storm water underground and VDOT's comments from June 5th with applicant responding to the comments on June 6th. She concludes stating that on June 6th, the school board held their meeting to discuss the Development Impact Statement. They wanted to stress that they did not approve the rezoning but did approve a Development Impact Statement for the Crossroads Village Center. They included their public content, what was discussed and on the following page you have the actual development impact statement. She states for elementary schools - 24 students, middle schools - 11 students, high school - 14 for a total of 49 students generated. She concludes that Haymarket Elementary School is currently under capacity and the 24 would not put it over capacity. The middle school with the projected 11 students would put it over capacity and the high school's current and projected enrollment does not have sufficient capacity to accommodate the projected 14 students.

Chairman Caudle asks Mr. Lockhart how long does it normally take from the time you receive documents and review them until the Commission receives them? Ms. Lockhart states that since this is document we have been working on since April, I took two days and today to review the document but typically when these new applications come in I can have them turned around in 2 -3 weeks for your review.

The Commission reviewed the technical memorandum from Katie McDaniel and Chad Baird concerning the Institute of Transportation Engineer's trip general manual 10th edition rates for fast food restaurants with or without a drive-thru. Chairman Caudle states according to this data, the net difference in total of trips between a fast food with a drive thru and one without is a -109 trips for drive thru. Ms. Lockhart responds that is correct.

Commissioner Pasanello asks Ms. Lockhart if we have heard from the County Transportation office. Ms. Lockhart states that she submitted the documentation, but has not heard back yet but will follow up. Commissioner Pasanello also asks if there should be an archaeologist on site for this development? Chairman Caudle interjects asking if we have ever done that with any other projects in town? Ms. Lockhart replies not to her knowledge. Commissioner Pasanello concludes her comments stating that she would like to see more landscaping in the plan as well as comments from the Town Engineer concerning the drive thru traffic.

Commissioner M. Carroll, shares that she likes a lot of the plan with retail but would rather see more high end restaurants versus fast food so that it doesn't become a magnet for travelers coming off of 66 adding additional traffic. She states that she would like to see perhaps fewer town homes for more green space. She adds that as a former teacher she is disappointed in the numbers that the middle and high school will be over. She concludes that she would like final comments from VDOT.

Commissioner J. Carroll, inquires if the Fire and Rescue would have enough room to get to the town homes? Ms. Lockhart states fire access is given in all of the drive paths in between the town homes and this will be reviewed in the site plan phase by the Fire Marshall. Commissioner Carroll shares concerns with the impact on traffic and schools as well.

Chairman Caudle comments on the increase in school enrollment stating that it would be an increase of .6% with the addition of the 79 town homes.

Ms. Lockhart states that the proffers are fully voluntary. The proffers were reviewed and discussed. The Commission shares concerns with the number of phases.

Mr. Gifford Hampshire, from the law firm of Blankingship and Keith and the representative for the applicant, states that there are only two phases. Mr. Hampshire also commented on the school impact statement that Chairman Caudle touched upon. He states that there is a CIP solution within 5 years for the high school and a solution to the middle school overcrowding in 10 years.

At this time, Chairman Caudle asks for a 10 minutes recess.

The meeting reconvenes at 8:10 pm.

Chairman Caudle proposes to continue the continuation meeting until July 9, 2018. This will be the same night as the regular meeting.

Commissioner M. Carroll and Commissioner J. Carroll both state that their appointments are up at the end of June and they will not seek reappointment.

Chairman Caudle and Commissioner Pasanello both agree to the July 9, 2018 continuation meeting.

VI. Adjournment

No Adjournment, the meeting was continued.

