



# TOWN OF HAYMARKET PLANNING COMMISSION

## REGULAR MEETING

### ~ MINUTES ~

Emily Kyriazi, Town Planner  
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15000 Washington Street, Suite 100  
Haymarket, VA 20169

Tuesday, February 20, 2024

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:00 PM.

Chairman Robert Hallet called the meeting to order.

### I. Call To Order

Chairman Robert Hallet: Present, Vice Chairman Alexander Beyene: Present, Commissioner Jerome Gonzalez: Present, Commissioner Pankaj Singla: Present, Commissioner Walt Young: Present.

### II. Pledge of Allegiance

Chairman Rob Hallet invited everyone to stand for the Pledge of Allegiance.

### III. Citizens Time

There were no citizens present at this meeting.

### IV. Minute Approval

1. Planning Commission - Regular Meeting - Nov 13, 2023 7:00 PM

**Commissioner Gonzalez moved to approve the November 13, 2023 Planning Commission meeting minutes. Councilmember Beyene seconded the motion. The motion carried.**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jerome Gonzalez, Commissioner
<b>SECONDER:</b>	Alexander Beyene, Vice Chairman
<b>AYES:</b>	Hallet, Beyene, Gonzalez, Singla, Young

### V. Agenda Items

#### 1. Draft Annual Report

Town Planner Thomas Britt presented the 2023 draft annual report to the Planning Commission for review and comments. He stated that the purpose of the report is to internally track what the Commission accomplished in 2023. He shared that there was no need for a motion to approve by resolution or to present to the Town Council. A short discussion followed with small spelling edits. Mr. Britt also shared that he will note all one mile review comments in the report.

#### 2. 2024 Meeting Schedule

Town Clerk Kim Henry presented the 2024 Planning Commission meeting schedule. She shared that there were no holidays for the rest of the 2024 that would cause a conflict in the Planning Commission meeting on the third Monday of each month. No additional action was needed on this subject.

#### 3. One Mile Review I

Town Planner Thomas Britt provided context for the one mile review and stated that he is looking for any additional comments from the Planning Commission that he has not already provided that would affect the Town.

At this time, Commissioner Gonzalez recused himself due to a conflict of interest and stepped down from the dais during this discussion.

The Commission reviewed the Grayson Overlook subdivision one mile review comments. Town Planner Britt shared that this subdivision will be single family homes along Rte. 29 and Old Carolina Road. He stated that he provided the road layout and set backs. He asked for any additional comments from the Planning Commission. There was a concern about the traffic signal and increase in the traffic pattern on Old Carolina Road coming into the Town. The Commission was also concerned about the road improvements and additional lanes. There was also a concern about the increase in school over crowding.

**4. One Mile Review II**

At this time, Commissioner Gonzalez came back on the dais to discuss the comments on the special use permit. Mr. Britt shared that this particular parcel is between the Interstate 66 and Rte. 29. He stated that this parcel is currently zoned agriculture and would need to be zoned industrial for its requested use of a power sub station and power lines for the potential data centers. The commission reviewed the plans and a short discussion followed. There was a suggestion for Mr. Britt to request an appropriate vegetative buffer be in place to preserve any entry point into the Town.

**VI. Old Business**

Town Planner Thomas Britt gave the Old Business updates. He shared that he is working on the Comprehensive Plan updates which he will provide in the upcoming months. Mr. Britt shared that the staff is considering the use of consultants to update and complete the Comprehensive Plan. He shared that he will keep the Planning Commission updated on the subject.

**VII. New Business**

Town Planner Thomas Britt shared that Chick Fil-a has applied for a special use permit to add a bypass to their drive thru window. He said that there is a section of the parcel that allows for one additional lane but that it is a very tight dimension, which is a main concern in the review process. He also shared adjacent to the Chick Fil-a property is the Lifetime Smiles Dental office in which construction would be starting in the near future.

**VIII. Architectural Review Board Updates**

Commissioner Hallet shared that the Architectural Review Board has not had a meeting since November. He shared that the ARB will meet on Wednesday, February 21st.

**IX. Town Council Updates**

Councilman Beyene gave the Town Council updates that were relevant to the Planning Commission. He shared that the Council started looking into strategic planning priorities. He stated that the top three was building a pavilion with public restrooms at the Town Park and to continue building out the entire park either from the Master Plan that was established years ago or by engaging the community by having a charrette. He shared the second priority was the Town Center site plan; with the third priority was identifying a place for public parking. He provided additional information on the priorities and the time lines. He also shared that the Architectural Review Board denied the Certificate of Appropriateness application from the Town to demolish the Town Park building. Mr. Beyene shared, however, that the Town Council appealed the decision of the ARB and will be starting the process of the demolishing the building to build the pavilion. The Planning Commission discussed the public parking subject and on street parking near the Town Park.

There was a question as to when Planet Fitness would be opening. Town Planner Thomas Britt shared that Planet Fitness is awaiting County inspections.

**X. Adjournment**

With no further business before the Planning Commission, Councilmember Beyene motioned to adjourn seconded by Commissioner Young. The motion carried.


**1. Motion to Adjourn**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Alexander Beyene, Vice Chairman
<b>SECONDER:</b>	Walt Young, Commissioner
<b>AYES:</b>	Hallet, Beyene, Gonzalez, Singla, Young

Submitted:

Approved:

  
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Kimberly Henry, Clerk of the Council

  
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Rob Hallet, Chairperson

