



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ MINUTES ~

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15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, July 24, 2023

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 Alexander Beyene called the meeting to order.

I. Call To Order

Commissioner Robert Hallet: Present, Chairman Alexander Beyene: Present, Commissioner Sandy Freeman: Absent, Commissioner Jerome Gonzalez: Present, Commissioner Pankaj Singla: Absent.

II. Pledge of Allegiance

Chairman Alexander Beyene invited everyone to stand for the Pledge of Allegiance.

III. Appointment of Chair and Vice Chair

Being that the Planning Commission did not have all members in attendance, the appointment of Chairman, Vice Chairman and Liaison was deferred until the next monthly meeting.

IV. Citizens Time

There were no citizens present at this evening's meeting.

V. Minute Approval

1. Planning Commission - Public Hearing/Regular Meeting - Jun 20, 2023 7:00 PM

Commissioner Hallet moved to approve the Planning Commission minutes from the June 20, 2023 meeting. Commissioner Gonzalez seconded the motion. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Robert Hallet, Commissioner
SECONDER:	Jerome Gonzalez, Commissioner
AYES:	Robert Hallet, Alexander Beyene, Jerome Gonzalez
ABSENT:	Sandy Freeman, Pankaj Singla

VI. Agenda Items

1. Kiddie Academy Site Plan

Town Planner Thomas Britt addressed the Planning Commission regarding a section of the Zoning Ordinance for them to reference as they consider the Kiddie Academy site plan. Mr. Britt stated that at the previous meeting, the Commission looked at some height adjustments and some other dimensional and zoning ordinance required adjustments to share with the applicant. He stated that the applicant made the necessary adjustments. Mr. Britt also stated that he wanted to address the student drop off that was part of the discussion at the previous meeting. Mr. Britt shared that both the Commission and staff was concerned about the safety of the children in the drop off zone. He also shared that there were no changes made in the layout. Mr. Britt referred to a section in the Zoning Ordinance that relates to parking for a child day care center. There was a discussion on the interpretation. There was a question as to how many children are expected to attend in order to determine the parking or stacking that is referenced. There was also a discussion in reference to the parcel itself, the stormwater facility and proposed parking spaces. Mr. Britt shared that in the Architectural Review Board meeting, the applicant stated that they design each building to meet local requirements for students. It was determined that after reviewing the ARB minutes, the applicant meets the minimum parking space requirements.

The Planning Commission asked for Mr. Britt's input. He stated that his one concern was the technicality on what it means to cross the traffic aisle. He continued to state that given the number of students projected and staff, there is sufficient drop off over time. There was a question if there would be a possibility of overflow parking from the other pad sites would go into the school parking. Mr. Britt stated that there might be one pad site that might use the school parking lot.

After the discussion, the Planning Commission asked Mr. Britt to attend the August meeting to discuss the site plan in further detail. The Planning Commission also asked that the applicant provide drop off and pick up schedule. No further decision was made on this subject.

2. Authorize to Advertise for Public Hearing: RPA Map

Town Planner Thomas Britt shared that this item is another requirement from the 2021 compliance agreement with Virginia Department of Environmental Quality for the Chesapeake Bay Preservation Act. He shared the Resource Protection Area map in the Town's Comprehensive Plan denoting what areas require special attention when a project is coming before the Planning Commission or areas that may not be built on based on the resource being protected. He shared that he designated the only resource that the Planning Commission is looking at specifically related to the Chesapeake Bay Preservation Act is the north fork Broad Run area. He stated that the requirements for RPA boundaries is to have a 100 ft buffer which is shown on the map. He shared that what this does for the Town moving forward is that if any parcels that are being developed following the RPA boundary special attention will need to be required as to what needs to be done to mitigate damage to the RPA boundaries. A short discussion followed on the comprehensive plan, the map presented and other items that will be coming to the Planning Commission. There was a suggestion that the scales of the all the maps in the Comprehensive Plan are the same for consistency purposes. The Planning Commission tabled the decision on this map until the next meeting in order to see a revised map.

VII. Old Business

Town Planner Thomas Britt shared with the Planning Commission that staff has received the final submission for the design of the Town Park sidewalk project. He also shared that the Pulte townhomes in Crossroads Villages are still under construction and that he continues to work on occupancy permits. He continued to share that the model home at Robinson Paradise is now open and that those lots should be selling soon. Mr. Britt shared the businesses that has opened in the Crossroads Village Center. He shared that Lifetime Smiles will be before the Planning Commission on their site plan. There were questions on the updates for Lidl and Planet Fitness. Mr. Britt shared the update on both.

VIII. New Business

Town Planner Thomas Britt shared that he will be bringing forth the Bleight Drive townhomes site plan to the Planning Commission at a future meeting. Mr. Britt shared that he would be on vacation in August at their regular monthly meeting and requested to move the August meeting from August 21st to August 14th. There was a consensus of the Planning Commission to move the meeting up one week. Mr. Britt stated that staff is stilling reviewing the first submission for the Highpointe Haymarket development. A short discussion followed on this subject.

IX. Architectural Review Board Updates

Commissioner Hallet shared that the Architectural Review Board has not had a meeting since the last Planning Commission due to meeting date changes.

X. Town Council Updates

Chairman Beyene shared that the Town Council appointed Mr. Pankaj Singla to the Planning Commission. Mr. Beyene stated that because there was an increased number of applicants for the vacancy, the Town Council asked staff to research the possibility of having a Planning Commission Board of 7 instead of 5. Mr. Beyene continued to state that this item is to be on the next work session agenda.

XI. Adjournment

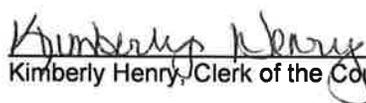
With no further business before the Planning Commission, Commissioner Hallet moved to adjourn with a second by Commissioner Gonzalez. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Hallet, Commissioner
SECONDER:	Jerome Gonzalez, Commissioner
AYES:	Robert Hallet, Alexander Beyene, Jerome Gonzalez
ABSENT:	Sandy Freeman, Pankaj Singla

Submitted:

Approved:



Kimberly Henry, Clerk of the Council



Alexander Beyene, Chairman

