



TOWN OF HAYMARKET PLANNING COMMISSION
PUBLIC HEARING/REGULAR MEETING
 ~ MINUTES ~

Emily Kyriazi, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
 Haymarket, VA 20169

Tuesday, June 20, 2023

7:00 PM

Council Chambers

A Public Hearing/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: Late (7:05 PM), Commissioner Jerome Gonzalez: Present.

II. Pledge of Allegiance

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

III. Public Hearing

1. Public Notice

After Town Clerk Kim Henry read the public notice into the record, Mr. Beyene opened the floor for citizen comment.

2. Citizen Comments

There was comments from the citizens on the subject of the public hearing.

3. Close Public Hearing

With no comments, Chairman Beyene closed the public hearing.

IV. Citizens Time

No citizens present wished to address the Planning Commission at this evening's meeting.

V. Minute Approval

1. Planning Commission - Public Hearing/Regular Meeting - May 15, 2023 7:00 PM

Commissioner Hallet moved to accept the minutes for the May 15, 2023 Planning Commission 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

VI. Agenda Items

1. Consideration of Resolution #2023-007

Chairman Beyene asked if the Planning Commission had any questions or would like to discuss prior to the vote. Commissioner Gonzalez requested a short edit to the resolution.

With no further discussion or corrections, Commissioner Gonzalez moved to adopt Resolution 2023-007 related to the updated hazards map in the Town's Comprehensive Plan. Commissioner Hallet seconded the motion. The motion carried.

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

2. CIP Review and Recommendation to Town Council

Town Manager Emily Kyriazi shared that she would like to address the edits to the CIP that was discussed at a previous meeting. She stated that some notes have been added based on the discussion previously. She stated that she moved some of next years projects out to 2024-25 and 2025-26 time frame namely the Jefferson turn lane and Town Center property master plan construction. She stated that the Town Council needs to talk on whether they would like to take a phase approach on the site plan project for the Town Center property of if the majority of it would be done all at once. Mrs. Kyriazi asked for any questions or final edits from the Planning Commission.

At this time, Chairman Beyene recognized that Commissioner Freeman joined the meeting. There was a short discussion on the Town Park property. Mrs. Kyriazi shared that she has left those line items blank at this time waiting on direction from the Town Council on what they see as a good use for that property. She told the Commission that the Town is in the middle of a survey which is asking the citizens what they envision regarding the Park building and property. Chairman Beyene stated that the Town Park sidewalk to Bleight Drive would be a priority. Mrs. Kyriazi confirmed that along with the sidewalk is the master plan construction under the Town Center property. She also stated that even though it is not a high cost amount, another priority would be the general streetscape beautification. She shared that the Town Maintenance Coordinator has been doing significant work and repairs on the streetscape, to include the street lights and benches. She shared that she recognizes that there may be some that will need a full replacement. She also shared that due to significant price increases on the lights, staff is trying to use the existing inventory to repair what is broken and as a last resort order a replacement. There was also a discussion on replacement of some of the trees along the street. Mrs. Kyriazi stated that currently all the trees along the street are healthy and growing at a nice pace. Mrs. Kyriazi also shared that the Town building and signs above the Town Hall door and the Police Department door is a funded expense for this year. Lastly, there was a question on the quiet zone updates. Mrs. Kyriazi shared that she currently did not have any updates. She stated that the staff spoke with Prince William County in April about the quiet zone. She shared that the staff is still going to apply for the quiet zone grant. There was a question regarding the Town Center master plan. Mrs. Kyriazi stated that the master plan construction includes a lot of different phases and gave a brief description.

3. Kiddie Academy Site Plans - Crossroads Village Center

Town Planner Thomas Britt presented the site plan for Kiddie Academy which will be located within Crossroads Village Center. He shared that the building will be at 6525 Crossroads Village Blvd. He stated that it has gone through all preliminary reviews and 2 final site plan submissions have been reviewed. He continued to state that it is due to have all agency approval and waiting on the engineers conditional approval letter. There was a discussion on the plans regarding meeting all of the requirements. Mr. Britt shared that there were comments on parking lot landscaping. He stated that there was a couple stormwater dimensions that were updated and curb radius on the northwest end of the site. He stated that all the items have been commented on by the developer and have been resubmitted. There was also a question on building height requirements and the maximum build-able lot coverage in the Town's zoning ordinance. Town Manager Emily Kyriazi stated that staff will get with the developers engineer on the height shown on the plans and the lot coverage. There was also a discussion on a drop off point for children so that they do not have to walk across any traffic lanes. Commissioner Gonzalez asked if the plans could incorporate a drop off zone that would be in accordance to the Town's Zoning Ordinance. Town Planner Britt stated that he would bring that up along with the building height comments. Mr. Britt shared that the developer is adding bollards at the front of the building so that there would be a safe place for drop offs. Lastly, there was a discussion on the sidewalk connectivity to the rest of Crossroads Village. There was also a brief discussion on the traffic flow concerns.

VII. Old Business

1. R-2 Zoning Text Discussion

Town Manager Emily Kyriazi shared that at the last meeting there was a discussion on allowable uses in the R-2 zoning district. Mrs. Kyriazi provided the R-2 by right and special use permit list for that district. She stated that she is waiting on the Town Attorney response to specific detail of multi family dwellings that is allowable in the R-2. She explained that R-2 is intended for more central to the Town residential with higher density with smaller houses which could include townhouses, smaller lots with single family homes with minimum requirements. She went over the lot coverage, yard and height regulations. There was a question on maximum parking spaces per unit. Mrs. Kyriazi responded that for townhouses the maximum allowable parking spaces would be 2.25 per dwelling unit with a reserved parking area of 1 space for every 4 townhouses for visitor parking and for single family homes 2 parking spaces per unit exclusive of the garage and for second floor apartments above a B-1 commercial would be 1.5 per dwelling unit that would be specifically assigned and reserved for the unit. Mrs. Kyriazi shared that staff is working through a rezoning application that was recently submitted requesting an R-2 district and will keep the Planning Commission updated as more information becomes available. She stated that the Town Council will be passing the application to the Planning Commission for review and that a public hearing will be needed in the near future. A discussion followed on interpretation of R-2.

Town Planner Thomas Britt updated the Planning Commission on Old Business items such as the design phase of the Town's sidewalk is almost at completion. He also shared that the townhouses in Crossroads Village are continually getting construction approval from staff and are selling quickly. He continued to state that the Robinson Paradise single family homes are starting to be constructed. Mr. Britt also shared the upcoming opening of businesses at Crossroads Village Center. Lastly, he shared that staff is waiting on outside comments on the proposed town houses at Bleight Drive. He stated that this item will be coming before the Planning Commission in the very near future.

VIII. New Business

Town Planner Thomas Britt stated that he will keep the Planning Commission informed on any Comprehensive Plan updates along with the rezoning application and the Bleight Drive townhouses.

IX. Architectural Review Board Updates

Town Planner Thomas Britt gave the Architectural Review Board updates. He shared that the ARB approved a sign permit application for Self Storage Plus, a fence application for VCA Healthy Paws approval and a review with comments on an exterior elevation for a new dental office located south of the Kiddie Academy. He stated that the site plan for that business is under preliminary review.

X. Town Council Updates

Chairman Beyene gave the Town Council updates. He shared that the Town Council is asking for input on what citizens would like to see done with the Town Park building, otherwise known as the Lewis Home. He stated that the questionnaire was developed for the Town Council to understand what the priorities and preferences are from the public.

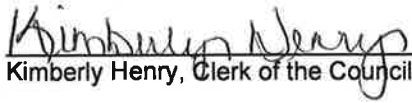
XI. Adjournment

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

1. Motion to Adjourn

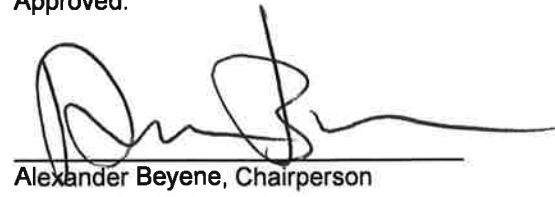
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Hallet, Commissioner
SECONDER:	Sandy Freeman, Commissioner
AYES:	Robert Hallet, Alexander Beyene, Sandy Freeman, Jerome Gonzalez

Submitted:



Kimberly Henry, Clerk of the Council

Approved:



Alexander Beyene, Chairperson