



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ AGENDA ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, April 18, 2022

7:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Citizens Time

IV. Minute Approval

1. Planning Commission - Regular Meeting - Feb 22, 2022 7:00 PM

V. Agenda Items

1. Comprehensive Plan Survey
2. Zoning Ordinance Amendment

VI. Old Business

VII. New Business

VIII. ARB Updates

IX. Town Council Updates

1. PWC Comprehensive Plan Review; Land Use and Mobility Chapters

X. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ MINUTES ~

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<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
 Haymarket, VA 20169

Tuesday, February 22, 2022

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 Matt Caudle: Present, Councilman Bob Weir: Present, Commissioner Robert Hallet: Present, Chairman Alexander Beyene: Present, Commissioner Robert Chrisman: Present.

II. Pledge of Allegiance

Chairman Alexander Beyene 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 - Jan 18, 2022 7:00 PM

Town Clerk Kim Henry shared with the Commission that the minutes reflect Mr. Caudle as the Chairman in the system that she uses. Ms. Henry stated that she will make the adjustments to any minutes, including the current minutes, to reflect Mr. Beyene as the Chairman.

Councilman Weir moved to approve the minutes as amended for January 18, 2022. Commissioner Caudle seconded the motion. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Matt Caudle, Commissioner
AYES:	Matt Caudle, Bob Weir, Alexander Beyene, Robert Chrisman
ABSENT:	Robert Hallet

V. Agenda Items

1. Site Plan Review - Robinson Paradise

Town Planner Emily Kyriazi provided the Commission the site plans for Robinson Paradise. Mrs. Kyriazi stated that Robinson Paradise would be a small housing development on the north side of Jefferson Street. She stated that this was an updated plan from one that was previously approved in early 2000. She stated that the developer completed all modifications that were required from the Town engineer and herself and was recommending approval. There was a short discussion on access easement on several properties. Mrs. Kyriazi stated that she would work with the applicant to make sure that there will be an easement for access for all properties owner to maintain so that they don't become land locked.

Councilman Weir moved to approve SP2022-0222 contingent upon clarification of access to 14981,14984 and 14985 Walter Robinson Lane. Commissioner Caudle seconded the motion. A short discussion followed with Mrs. Kyriazi giving a brief explanation on about the project and the previous discussion on the easement access of the lots. The motion carried by a roll call vote.

Minutes Acceptance: Minutes of Feb 22, 2022 7:00 PM (Minute Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Matt Caudle, Commissioner
AYES:	Caudle, Weir, Hallet, Beyene, Chrisman

2. Comprehensive Plan Discussion

Town Planner Emily Kyriazi stated that she would like to get the questions to the survey finalized so that staff can get it out in the next newsletter. The commission reviewed and develop questions and answer options that they would like to have on the survey. Councilman Weir stated that the survey is a long range planning tool for the Planning Commission and that it has nothing to do with the Mayor and the Town Council. He stated that the Planning Commission should establish some broad baselines to generally see what the citizens are happy with and what they would like to see that would be addressed in the Comp Plan. A discussion followed on the questions. After the discussion, Mrs. Kyriazi stated that she would work on formatting the questions and get the survey ready to send out in March prior to the next Planning Commission meeting.

VI. Old Business

Town Planner Emily Kyriazi gave the Planning Commission updates on Old Business. Mrs. Kyriazi shared that Crossroads Village Center started going through the grading process with daily blasting. Mrs. Kyriazi stated that the staff is working with the Police Department to ensure traffic safety. Mrs. Kyriazi also shared that Robinson Village applied for building permits at the County to start on the construction of the town homes on Washington Street. Lastly, Mrs. Kyriazi stated that the Haymarket Hilton is scheduled to open by the first of March.

VII. New Business

Town Planner Emily Kyriazi shared that a site plan amendment will be before the Planning Commission on the Quarles Property. Mrs. Kyriazi shared that the Meladon Group recently purchased the property which currently has Chick Fil-a, CVS Pharmacy, and Virginia National Bank. She stated that it could trigger a major site plan amendment depending on what the Meladon Group plans on doing with the parcel.

VIII. Architectural Review Board Update

Town Planner Emily Kyriazi gave the ARB updates. She stated that they approved a sign permit application for Haymarket Baptist Church and considered 2 demo application permits for the firehouse structure at 14941 Washington Street and for the structure located at 6707 Jefferson Street. She stated that the Board decided to continue the discussion on both applications with a site visit at their next meeting in March. Mrs. Kyriazi stated that the March meeting date was changed to March 23 so that all board members could be present for the visit and continued discussion.

IX. Town Council Update

Councilman Weir gave the Town Council updates. He shared that the Council will be starting the FY23 budget season in March. He shared that the Council have decided to take the bulk of the ARPA funds and move to the CIP for projects. He also shared that the SUP for a coffee shop with drive thru at the Crossroads Village Center was denied. Lastly, he shared that the RFP for the design for the sidewalk in front of the park will go out in the near future.

X. Adjournment

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

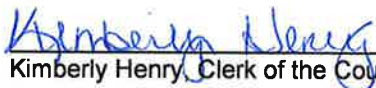
Minutes Acceptance: Minutes of Feb 22, 2022 7:00 PM (Minute Approval)

1. Motion to Adjourn

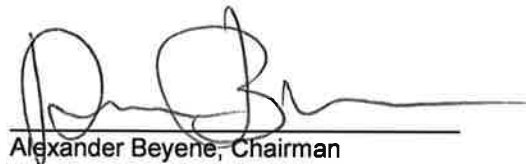
RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Robert Hallet, Commissioner
AYES:	Caudle, Weir, Hallet, Beyene, Chrisman

Submitted:

Approved:



 Kimberly Henry, Clerk of the Council



 Alexander Beyene, Chairman

Minutes Acceptance: Minutes of Feb 22, 2022 7:00 PM (Minute Approval)



Town of Haymarket Survey for the Comprehensive Plan

1. HOW LONG HAVE YOU LIVED IN THE TOWN OF HAYMARKET?
 - Less than 1 year
 - 1-4 years
 - 5-9 years
 - 10+ years

2. TOP REASONS FOR MOVING TO and REMAINING IN THE TOWN OF HAYMARKET?
 - 1.
 - 2.
 - 3.

3. OVERALL QUALITY OF LIFE IN HAYMARKET?
 - Satisfied
 - Not Satisfied
 - Comment: _____

4. IS THE TOWN OF HAYMARKET A SAFE WALKABLE COMMUNITY?
 - Yes
 - No
 - If No, WHY:

5. DO YOU FEEL YOU ARE INFORMED ABOUT WHAT IS GOING ON WITHIN THE TOWN?
 - Yes
 - No
 - If No, WHY:

6. HOW DO YOU STAY INFORMED ABOUT THE TOWN OF HAYMARKET?
 - Social Media Postings
 - Town Newsletter
 - Town Website
 - Viewing/Attending Town Meetings
 - Word of mouth from neighbors/friends
 - Other:

7. PRIORITIZE WHAT YOU THINK YOU WOULD LIKE THE TOWN GOVERNMENT TO ADDRESS AS IMMEDIATE NEEDS OR IMPROVEMENTS.

Priority #1

Priority #2

Priority #3

8. WHAT ROAD and PEDESTRIAN IMPROVEMENTS DO YOU BELIEVE ARE NEEDED?

9. WHAT WOULD YOU LIKE TO SEE DONE AT THE HAYMARKET COMMUNITY PARK?

10. DO YOU THINK THERE IS A NEED FOR MORE RECREATIONAL OPPORTUNITIES IN TOWN?

- Yes
- No
- No Opinion
- Comment:_____

11. DO YOU HAVE ANY ADDITIONAL COMMENTS OR FEEDBACK TO SHARE WITH THE TOWN OF HAYMARKET?

Thank you for your participation in the Town of Haymarket Survey. We will be compiling the answers and providing feedback and data to the Planning Commission, for their Comprehensive Plan discussions. This data will be utilized to discover areas of improvements and topics of discussion as the Town works to update the Comprehensive Plan. For more information or additional ways to get involved please contact Emily Kyriazi at ekyriazi@townofhaymarket.org



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Emily L. Kyriazi
Town Planner/Zoning Administrator

MEMORANDUM

TO: Planning Commission
FROM: Emily L. Kyriazi, Town Planner
DATE: April 12, 2022
SUBJECT: Town Ordinance Clean-Up

Background:

At the December 6, 2021 Town Council Meeting the Zoning Text Amendment of Chapter 58, of the Town Code was adopted. Over the past few months working with the Zoning Ordinance several clean-up items have surfaced.

Items for the Planning Commission's consideration:

1. Modify the Retail Use, Personal Services definition –
Retail Use, Personal services
Establishments or places of business engaged in providing services involving the care of a person, personal property, or apparel, or provide for informational, instructional, and similar personal improvement services. Uses include but are not limited to beauty and barber shops; **day spas**; pet grooming; seamstresses, tailors, or shoe repairs; florists; laundromats and dry-cleaning stations serving individuals and households; physical fitness studios; dance studios; craft and music studios; driving schools; photographic studios; tattoo parlors and piercing shops; shipping services; appliance repair shops; shoe repair; watch or jewelry repair shops; repair of musical instruments; opticians. This definition does not include linen service establishments, **day spas**, dry cleaning plants, or motor vehicle repair shops.
2. Modify the Use Table to include Personal Services in the I-1 zoning district
3. Modify the Use Table to remove Mobile Food Unit in the Conservation District, C-1
4. Modify Sec 58-15.2 to include;
 - a. There are no area regulations in the C-1 district, except for the requirement to connect to municipal sewer systems for new structures. Individual sewage disposal systems are prohibited. The required area for any such use shall be set by the local health official.
 - b. Front Setbacks. Structures in the C-1 district may be located to within ten feet of any street right-of-way.
 - c. Side Setbacks. Side yards shall have the same regulations as front yards when abutting a street right-of-way. There are no side yard regulations

when abutting adjoining similar conservation uses. There shall be a side yard of 25 feet or more when abutting a residential district.

- d. Rear Setbacks. Rear yards shall have the same regulations as side yards.
- e. Height regulations. Permitted uses in the C-1 district may be erected up to 25 feet in height from grade: building not more than two stories above grade. Chimneys, flues, cooling towers, flagpoles, radio or communication towers, or their accessory facilities not normally occupied by workers are excluded from this limitation. Parapet walls may be permitted per the building code above the height of the building on which the walls rest.
- f. Coverage regulations. Maximum buildable lot coverage in the C-1 district shall not exceed 50 percent of the total lot area.
- g. Development shall not be within the Resource Protection Area (RPA)
- h. Development shall not remove any preexisting wetlands or marshes.

Planning Commission shall discuss the proposed clean up items above and any additional items that may be brought up for discussion at the Commission Meeting, April 18, 2022.

Draft Motion:

"I move the Planning Commission schedule a public hearing for the proposed Zoning Ordinance Revisions for May 16, 2022 at 7:00pm."

Or other motion.

