



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING

~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, May 17, 2021

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 Matt Caudle called the meeting to order.

I. Call To Order

Due to the COV-ID 19 pandemic and Governor Northam's executive order on social distancing, Commissioner Aayush Kharel attended this evening's meeting via Zoom meeting from his home office. Chairman Matt Caudle: Present, Commissioner Aayush Kharel: Remote, Councilman Bob Weir: Present, Commissioner Robert Hallet: Present, Commissioner Alexander Beyene: Present, Commissioner Chuck Mason: Absent.

II. Pledge of Allegiance/Moment of Silence

Chairman Matt Caudle invited everyone to stand for the Pledge of Allegiance followed by a moment of silence.

III. Citizen's Time

There were no citizens wishing to address the Planning Commission at this evenings meeting.

IV. Minute Approval

1. Planning Commission - Work Session - Apr 19, 2021 6:00 PM

Councilman Weir moved to approve the Work Session minutes from April 19, 2021. Commissioner Beyene seconded the motion The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Alexander Beyene, Commissioner
AYES:	Caudle, Kharel, Weir, Hallet, Beyene
ABSENT:	Chuck Mason

2. Planning Commission - Regular Meeting - Apr 19, 2021 7:00 PM

Councilman Weir moved to approve the Regular meeting minutes from April 19, 2021. Commissioner Beyene seconded the motion. The motion carried.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Alexander Beyene, Commissioner
AYES:	Caudle, Kharel, Weir, Hallet, Beyene
ABSENT:	Chuck Mason

V. Agenda Items

1. Zoning Text Amendment Work Session Cont'

Town Planner Emily Lockhart gave a brief update on the edits to the Zoning Text Amendment from the Work Session. She shared that the Planning Commission discussed if religious assemblies would be permissible by right in the B-1, B-2 and the Industrial Zone. She stated that the Planning Commission decided to come back to that subject. The Planning Commission continued discussing the historic overlay district from this evenings work session. Ms. Lockhart stated that currently the historic overlay district is the entirety of the Town. She stated that, during the evening's work session, the Planning Commission began discussion on whether the district should be reduced to the main corridors, leaving the residential developments out of the

district and governed by the respective HOA's. A previous iteration of a revised historic overlay district was presented to the Commission for discussion. The Planning Commission discussed revising the map. The Planning Commission asked for staff to provide an inventory and draft a map of the Town locating all the historic buildings. There was also a request for staff to provide a draft definition of the historic district. The Planning Commission also discussed the process of residential zoning permit. The discussion was on how the burden is put on the homeowner and staff for items that should not be a concern of the Town's when it is not seen from the main street and is under the regulations of the respective HOA's. A short discussion followed on the new Van Metre town homes that could be seen from Washington Street. Ms. Lockhart suggested that the Commissioners walk the area to see what can be seen from the street and to also drive by. A suggestion was made that the Commissioners establish a minimal map and then add parcels in so that they can control the architecture in the commercial area and around the historic sites in the Town. After the discussion, Ms. Lockhart suggested that the Planning Commission pull this section out, involve the ARB and the citizens by having a community forum to further discuss the subject. The Planning Commission decided to take up the subject at the August meeting by having a community forum with the ARB present. The Planning Commission continued on with a discussion on the signage. Ms. Lockhart stated that staff has received complaints on the restrictive signage regulations in the commercial district. Ms. Lockhart gave some examples of the requested signs from proposed commercial businesses. She suggested that this subject will be very in depth and should be a separate work session. There was a suggestion for this to be reviewed by staff and do an analysis based on what other jurisdictions have in their ZTA and come back with a recommendation to be discussed at the same time as the historic district. Councilman Weir suggested that the Planning Commission revisit data centers. Ms. Lockhart stated that the Planning Commission needs to strictly define what they consider a data center even though it is not permitted in any district so that there is no question that is not permitted.

VI. Old Business

Town Planner Emily Lockhart gave a brief update on the Karter School site plan progress. Ms. Lockhart stated that the final site plans should be before the Planning Commission at their June meeting. Ms. Lockhart also shared that Transform Power Yoga and Robinson Village site plans have been submitted and will be coming before the Commission

VII. New Business

Town Planner Emily Lockhart gave a brief update on revised Robinson Paradise from a previous approved plan dated in the early 2000.

VIII. ARB Updates

Commissioner Kharel asked Ms. Lockhart to give the ARB updates. Ms. Lockhart shared that the ARB will be doing a work session training at their next meeting. She also shared that they discuss the Town's gateway sign program. Ms. Lockhart stated that they will be considering two applications. Lastly, Ms. Lockhart shared information regarding the DMV Select in Town Hall and that the ARB will be looking at building signs for the Town Hall, Police Department and DMV Select.

IX. Town Council Updates

Councilman Weir shared that the Planning Commission stated that a public hearing is needed to update the Zoning Text Amendment on sidewalks. Ms. Lockhart gave the information that needs to be changed and asked that the Commissioners review and make any suggested edits. She stated that she will have final draft ready for review at the June meeting and suggested a joint public hearing with the Town Council at the July Town Council Regular Monthly meeting. A short discussion followed on the subject. Councilman Weir updated the Planning Commission on the 2Crossroads Village Center SUP's that was before them at a previous meeting. Mr. Weir shared that the Town Council denied the two over two town home SUP and tabled the Starbuck's SUP with recommended adjustments. He also shared that the Town Council is looking at installing a sun shade over the playground. Mr. Weir shared that the Town Council will probably start the engineering process for a sidewalk in front of the park from Blight Drive to Haymarket Baptist Church. Lastly, Mr. Weir shared that the Town Council is starting the engineering process of upgrading the Town Hall property with storm water, paving and possible turn lane on Jefferson Street.

X. Adjournment

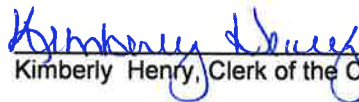
With no further business before the Planning Commission, Councilman Weir moved to adjourn with a second by Commissioner Hallet. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Robert Hallet, Commissioner
AYES:	Caudle, Kharel, Weir, Hallet, Beyene
ABSENT:	Chuck Mason

Submitted:

Approved:



Kimberly Henry, Clerk of the Council



Matt Caudle, Chairman

