



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, December 21, 2020

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 limiting gatherings of no more than 10 people, Commissioner Kharel and Commissioner Beyene attended this evening's meeting via Zoom from their respective homes.

Chairman Matt Caudle: Present, Commissioner Aayush Kharel: Present, Councilman Bob Weir: Present, Commissioner Robert Hallet: Present, Commissioner Jackie Walker: Absent, Commissioner Alexander Beyene: Present, Commissioner Chuck Mason: Present.

II. Pledge of Allegiance

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

III. Moment of Silence

IV. Citizen's Time

Chairman Caudle opened the floor for Citizens Time. At that time, there were no citizen's present. After Mr. Caudle closed Citizen's Time and moved onto Minute Approval, a citizen entered the building. Mr. Caudle stated that he would give the citizen an opportunity to speak at the end of the meeting, if they so wished.

V. Minute Approval

1. Planning Commission - Regular Meeting - Nov 16, 2020 7:00 PM

Councilman Weir moved to accept the minutes from November 16, 2020. Commissioner Hallet seconded the motion. The motion carried.

RESULT:	ACCEPTED AS AMENDED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Robert Hallet, Commissioner
AYES:	Caudle, Kharel, Weir, Hallet, Beyene, Mason
ABSENT:	Jackie Walker

VI. Agenda Items

1. Consideration of Special Use Permit Application - 14600 Washington Street

Town Planner Emily Lockhart shared with the Planning Commission that before them was the consideration of SUP 2020-002 for 30 condominiums at 14600 Washington Street submitted by Haymarket Properties Group. Ms. Lockhart stated that, with the summary of items that occurred at a previous Town Council meeting and concerns listed in her staff report, she would recommend denial of the SUP for the following reasons:

1. the applicant failed to address the concerns and comments from August 2020
2. the residents of Haymarket have voiced their concerns and requested the denial for the past 6 months
3. the designated land for the SUP and GDP has been rejected for a proffer amendment by the Town Council.

There was a discussion on the resolution of denial of the proffer amendment by the Town Council. There was a question if the Planning Commission recommends denial would it preclude from the application being re-submitted. Ms. Lockhart stated that the Planning Commission could recommend approval or denial to the Town Council. She stated that if the Town Council denied the SUP, there would be a time period before it could be heard again. She stated that for that particular land there would need to be an amendment to the proffers. There was also a discussion on the draft resolution regarding the SUP before the Planning Commission consideration.

At this time, Chairman Caudle gave the applicant a short time to speak on the SUP. Mr. Connor Leake, president of the Haymarket Properties Group, quoted 15.2-.285D of Virginia State Code stating that the Planning Commission had 100 day to address the SUP but did not act and that the SUP should then be before the Town Council. Council Liaison Weir objected to the statement by stating that both the Town Attorney and the applicants attorney have been in communication on the subject. There was also discussion with Mr. Leake about meetings with the Town Staff.

After Mr. Leake's comments and Ms. Lockhart's comments, the Planning Commission discussed in length the draft resolution, the SUP and the staff comments on the SUP. After the discussion, Chairman Caudle suggested that the Planning Commission review the draft resolution and provide any edits to the resolution until the January meeting. In addition, the Planning Commission asked that the Town Attorney review the resolution.

Council Liaison Weir moved to defer further consideration of SUP 2020-002 until the regularly scheduled January meeting of the Haymarket Planning Commission. Commissioner Hallet seconded the motion. The motion carried by a roll call vote.

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

2. McDonald's Site Plan for Secnd Drive Thru

Town Planner Emily Lockhart shared that this item will be before the Planning Commission at their January meeting. No other action was taken.

3. 2021 Meeting Schedule

Town Planner Emily Lockhart shared that since the January and February regular Planning Commission meeting dates fall on legal holidays, staff is proposing that those meetings be held the next day. The Planning Commission agreed to schedule the January meeting for Tuesday, January 19th and February meeting for Tuesday, February 16th at 7 pm. The Planning Commission also scheduled a Work Session to continue working on the Zoning Text Amendment for 6 pm on Tuesday, January 19, 2021.

In addition, Chairman Caudle asked for any comments or revisions to the proposed resolution for the SUP considered at this evening's meeting to be sent to the Town Planner by January 5, 2021. Ms. Lockhart stated after receiving those revisions, she would send a new draft resolution to the Planning Commission before sending out the January agenda.

No further action was taken.

VII. Old Business

1. Zoning Text Amendment Work Session Continued - If Needed

No other time was used for the Zoning Text Amendment work session at this time.

VIII. New Business

Town Planner Emily Lockhart gave updates on the Van Metre project.

IX. ARB Updates

Ms. Lockhart shared that the Architectural Review Board has been working with Aldi on their design plan. Ms. Lockhart stated that Aldi will be occupying one half of the old Food Lion building and is looking for a tenant to occupy the other half. She stated that Aldi will be attending the next ARB meeting with their presentation on the suggested changes by the ARB.

X. Town Council Updates

Councilman Weir stated that the only land use item before the Town Council was the proffer amendment what was discussed earlier.

XI. Continuation of Citizens Time

Prior to adjournment, Councilman Weir stated that he would like to afford the opportunity for the citizen who arrived late to speak.

Dottie Leonard, 14801 Washington Street, thanked Mr. Weir for the opportunity to speak. Ms. Leonard spoke on the draft resolution that was before the Planning Commission. Ms. Leonard stated as long as it doesn't effect property value and as long as the project is done correctly, growth is good for the Town and would be in support of the SUP.

XII. Adjournment

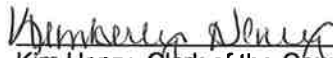
With no further business before the Planning Commission, Councilman Weir moved to adjourn with a second by Commissioner Hallet. The motion carried.

1. Motion to Adjourn

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

Submitted:

Approved:



Kim Henry, Clerk of the Council



Matt Caudle, Chairman

