



# 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, November 16, 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

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

## II. Pledge of Allegiance

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

## III. Moment of Silence

## IV. Citizen's Time

Mayor Luersen was in attendance at the evening's meeting to welcome Chuck Mason as the newest member to the Haymarket Planning Commission.

## V. Crossroads Village Concept Presentation

Town Planner Emily Lockhart shared with the Planning Commission that the owner of the Crossroads Village Center was in attendance at the evening's meeting to give an update on their upcoming submission which will include 2 amended Special Use Permits as well as an amendment to the site plan. Ms. Lockhart invited Mr. Don Wooden to the podium to share with the Planning Commission the concept going forward and what was previously discussed. Mr. Wooden gave a quick overview of the site plan. He shared that an agreement has been reached with Lidl Grocery. He showed the location of that site. He also shared that they have reached an agreement with Starbucks Coffee, which will be one of the SUP's that will be coming up before the Commission. He continued to share that they are in negotiations with additional tenants at various sites on the property. He pointed out the area of the 77 townhomes that were already approved. Mr. Wooden shared that the other SUP will be for 72 two over two town home units. He stated that Meladon exhausted all the possibilities of any hospitality or retail use at the back of the property which is where the two over two town homes would be located. Mr. Wooden went into a further explanation of the two over two concept. Lastly in Mr. Wooden's presentation was elevation and design plan for Lidl Grocery and for the Starbucks site.

After Mr. Meladon's presentation, there was a short question and answer period on the concept.

## VI. Minute Approval

1. Planning Commission - Public Hearing/Regular Meeting - Sep 21, 2020 7:00 PM  
**Councilman Weir moved to accept the minutes from the September 21, 2020 meeting.**  
**Commissioner Hallet seconded the motion. The motion carried.**

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|------------------|-------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>         |
| <b>MOVER:</b>    | Bob Weir, Councilman                |
| <b>SECONDER:</b> | Robert Hallet, Commissioner         |
| <b>AYES:</b>     | Caudle, Weir, Hallet, Beyene, Mason |
| <b>ABSENT:</b>   | Aayush Kharel, Jackie Walker        |

## VII. Agenda Items

### 1. QBE Special Use Permit - Residential Condos

Town Planner Emily Lockhart shared that this item was on the agenda at this evening's meeting because it was deferred until the Town Council made a decision on the proffer amendment application at their November 2nd public hearing. Ms. Lockhart shared that no decision was made at that meeting. She stated that the consideration of proffer amendment was tabled until the December Town Council meeting. She continued to state that this item could be deferred until after the Town Council December Regular Meeting. Councilman Weir provided some information on the subject of the November Town Council public hearing regarding the proffer amendment.

### 2. SUP Consideration 14600 Washington Street

**Councilman Weir moved to defer further consideration of the QBE Special Use Permit until the December meeting of the Planning Commission. Commissioner Beyenne seconded the motion. The motion carried by a roll call vote.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>          |
| <b>MOVER:</b>    | Bob Weir, Councilman                |
| <b>SECONDER:</b> | Alexander Beyene, Commissioner      |
| <b>AYES:</b>     | Caudle, Weir, Hallet, Beyene, Mason |
| <b>ABSENT:</b>   | Aayush Kharel, Jackie Walker        |

### 3. Van Metre Site Plan Review

Town Planner Emily Lockhart introduced the representatives from Van Metre for consideration of the site plan for 38 town homes located at the 14850 and 14860 Washington Street. Ms. Lockhart shared that at the last Planning Commission meeting, there was a question about the vehicle trips per day. Ms. Lockhart stated that the correct number of vehicle trips per day was 1136 for this site. Ms. Lockhart also shared that she worked closely with the Town's Engineer with reviewing the plans and submitted their second round of comments to the applicant and waiting on outside agencies for comments. She shared that her second round of comments were mostly administrative and recommended to approve the site plan with conditional approval that it would be released once all outside agencies comments have been approved and submitted to the Town. She invited the representative to the podium and the representative that was on via Zoom to answer any questions from the Planning Commission. The representative on Zoom gave a brief presentation on the site plan. A short question and answer period followed.

**Commissioner Beyenne moved that the Planning Commission to conditionally approve the Robinson Village Site Plan, with the following conditions; all outside agencies approvals must be received and all outstanding Town Engineer and Town Planner comments must be adequately addressed prior to the approval signature from the Town Zoning Administrator. Commissioner Hallet seconded the motion. The motion carried by a roll call vote.**

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>          |
| <b>MOVER:</b>    | Alexander Beyene, Commissioner      |
| <b>SECONDER:</b> | Robert Hallet, Commissioner         |
| <b>AYES:</b>     | Caudle, Weir, Hallet, Beyene, Mason |
| <b>ABSENT:</b>   | Aayush Kharel, Jackie Walker        |

### 4. One Mile Review - Lightner Road

Town Planner Emily Lockhart shared that the Town has received a one mile review from Prince William County for the Utterback community on Lightner Road. Ms Lockhart stated that Prince William County is asking to receive comments from the Town after reviewing the plan. She stated that she would like to hear concerns or comments from the Planning Commission to give back to the County. At this time, Ms. Lockhart asked Councilman Weir to provide some information to the Commissioners on this project since he is most familiar with the project. Mr. Weir shared that this project has been sitting on the County books for quite sometime. He stated that one of the principle issues through the County and VDOT was the ingress and egress. He stated from a transportation standpoint, there was a concern whether a single ingress and egress into a 240 home subdivision would be enough. He stated that he could not find a second ingress/egress point on the plan. He also stated that there are a variety of issues but particularly the student population numbers from these homes that would flood the area schools.

Ms. Lockhart stated that her comments to the County will be the Town's concerns on the density of the project as well as the traffic and school impact concerns. She stated that the Planning Commission could take time to review the project and provide any other concerns via email prior to the deadline.

## VIII. New Business

### 1. McDonald's Site Plan, 2Nd Drive-Thru - Informational

Town Planner Emily Lockhart stated that the site plans for the Mc Donalds second drive thru was provided so that the Commission can start to review it prior to it coming before them at the December meeting. She gave some background information on the application and also some history on the project. There was a short discussion on the site plan and the changes made from what they currently have.

### 2. Zoning Text Amendment Discussion

Town Planner Emily Lockhart stated that the Town Council has tasked the Planning Commission to update the Zoning Text Amendment. She shared that the draft presented at the evening's meeting has some suggested changes and recommendations of where to start. Ms. Lockhart asked for the Planning Commission to review the draft and send any edits or changes before the next meeting. There was a discussion on having a work session to work on the document. It was agreed to schedule a work session one hour before the regular monthly meeting on December 21.

## IX. Old Business

Town Planner Emily Lockhart gave the updates on the Haymarket Hotel project. She stated that there is a scheduled site visit to verify all procedures are being followed in regards to erosion and sediment control. Ms. Lockhart also shared that the Jefferson Street pedestrian project was finished and that a site walk through is scheduled for later in the week.

Ms Lockhart also shared that staff is working with VDOT and the contractor who recently paved Washington Street about the crosswalks that were placed. She stated that the contractor put down the wrong crosswalks and staff is working to get that corrected.

Ms. Lockhart informed the Planning Commission that the old BB&T bank building is being renovated and will be the home of a dentist who is relocating his office from another building in Town.

Lastly, Ms. Lockhart shared that the Shops at Haymarket on Leaberry Way was sold to a developer from Maryland and that the old Food Lion building will be the home to Aldi Grocery. She shared that Aldi will occupy one half of the building and will lease the other half. She stated that they will be coming to the ARB meeting to present their first round of design plans for the outside of the building.

The Planning Commission discussed the Crossroads Village Concept that was presented earlier that evening. Ms. Lockhart gave some information regarding the Special Use Permit application for the Starbucks and the changes to the original site plan.

## X. ARB Updates

Ms. Lockhart shared that the ARB did not meet last month. She provided some information that the ARB will be hearing at their November meeting scheduled later that week.

### XI. Town Council Updates

Councilman Weir gave brief updates from the Town Council meeting. Mr. Weir stated that the Town Council would like to see the Planning Commission start working on the Comp Plan after they finish the Zoning Text Amendment.

### XII. Adjournment

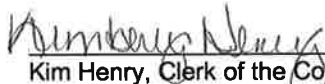
With no further business before the Planning Commission, Councilman Weir motioned to adjourn with a second by Commissioner Hallet. The motion carried.

#### 1. Motion to Adjourn

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>          |
| <b>MOVER:</b>    | Bob Weir, Councilman                |
| <b>SECONDER:</b> | Robert Hallet, Commissioner         |
| <b>AYES:</b>     | Caudle, Weir, Hallet, Beyene, Mason |
| <b>ABSENT:</b>   | Aayush Kharel, Jackie Walker        |

Submitted:

Approved:

  
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Kim Henry, Clerk of the Council

  
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Matt Caudle, Chairman