



# 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, August 17, 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 on social distancing, Commissioner Aayush Kharel attended the evenings meeting from his home via Zoom meeting. Chairman Matt Caudle: Present, Commissioner Aayush Kharel: Present, Councilman Bob Weir: Present, Commissioner Robert Hallet: Present, Commissioner Jackie Walker: Present, Commissioner Alexander Beyene: Present, Commissioner Thomas Utz: Absent.

## II. Pledge of Allegiance

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 present wishing to address the Planning Commission at this evening's meeting.

## IV. Minute Approval

1. Planning Commission - Regular Meeting - Jul 20, 2020 7:00 PM

**Councilman Weir moved to accept the minutes from the regular meeting on July 20, 2020. The motion was seconded by Commissioner Hallet. The motion carried.**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Weir, Councilman
<b>SECONDER:</b>	Robert Hallet, Commissioner
<b>AYES:</b>	Caudle, Kharel, Weir, Hallet, Walker, Beyene
<b>ABSENT:</b>	Thomas Utz

## V. Agenda Items

### 1. Information Only - Van Metre/Robinson's Village Project: 14850 & 14860 Washington St. and 6701 Hunting Path Rd.

Town Planner Emily Lockhart shared that she has a second site plan for the Planning Commission to review. She stated she has the first site plans to discuss under the Old Business section of the meeting. She stated that she and the Town Engineer has prepared the first set of comments to present to Van Metre. Ms. Lockhart stated that the Commission will receive those comments as well.

### 2. PWC One Mile Review -- Gaines Technology Park

Town Planner Emily Lockhart read into the record an email regarding the proposed data center from the executive director of the Coalition to Protect Prince William County. Ms. Lockhart informed that Prince William County recently submitted an additional one mile review packet to the Town. Ms. Lockhart stated that although it was too late to add that review to the agenda packet, she would like the Commission to also review it for comments. The additional one mile review was a rezoning and a special use permit for a data center. Also, Ms. Lockhart shared that there was an additional one mile review at Gainesville Technology Park. She stated that in total there were 3 one-mile reviews for the Planning Commission to discuss. Ms. Lockhart showed the map of the area of the data centers. She stated that they are near the fire department and Pace West school. The three locations were 1.) across the street from the

school; 2.) up against the fire house; and 3.) the last would be to the east of Catharpin that would butt up to Davies Store Lane.

At this time, Ms. Lockhart asked Councilman Weir to share information on the one mile review since he is familiar with the projects. Mr. Weir shared his knowledge on the data center that was approved by the Board of Supervisors last fall that would be located near University Blvd, the square footage of each building in each application and the megawatts each building would draw and what Dominion would have to do in order to supply transmission coverage for each. He stated that even though the lines may or may not go through the Town of Haymarket, there would be a potential impact on the surrounding areas. With the potential load generation of the 3 data centers being reviewed and the Amazon site that was approved, Dominion would need to construct at least 3 transmission lines from what's already being built. Because of legislation passed last year, Mr. Weir stated that Dominion would not be able to put the transmission lines under the road along Interstate 66 which would mean that the Town of Haymarket and surrounding areas would have an abundance of criss cross transmission lines for these data centers. Mr. Weir stated that during the time that Amazon was approved, Prince William County adopted zoning text amendment that would not allow data centers in an area without infrastructure. He continued to state that as a result a data center overlay district was created and a change was made in the county's zoning ordinance to designate an area where data centers were a by right use. Mr. Weir stated that none of the 3 applications before the commission lies within the data center overlay district and would require an SUP. Mr. Weir shared that the task of the Planning Commission is to review the plans and to determine the impacts this could have on Haymarket and the surrounding communities.

Ms. Lockhart shared that the Planning Commission's comments would be sent to Prince William County. Ms. Lockhart stated that the Planning Commission should consider the visual impacts, the impacts of the property value on homes, the future impacts on expansion, and how it would affect the Town of Haymarket residents and businesses. Chairman Caudle shared that this is a huge undertaking and also shared some history in the original fight to get the lines underground along I-66. He stated that this is a long endeavor tasked to the Planning Commission. Ms. Lockhart shared the process of review and a timeline of when comments are due to the County from the Town. A discussion followed on the subject. Some of the Planning Commissions concerns were: although one of the plans showed the mega watt draw from the building the other two plans did not; the bigger plan is proffering out other by right uses on the property in question; each application is asking for a max building height of 70 feet - no mention of masking the noise from the buildings that would be adjacent to a town home development; both Tyler Elementary and Pace West would be surrounded by data centers; question the applicant on where they would draw their power from since underground is not an option; question the applicant what their water consumption is going to be and where would they be drawing it from; question the location and route of any power lines and substations. Mr. Weir suggested that, given the lack of infrastructure, the lack of water, and the lack of right of ways available to construct new transmission lines routes, the Planning Commission recommend to the County Planning Office to recommend a denial of all 3 SUP's. Chairman Caudle stated his concern of safety particularly with the helicopter route to the hospital. Commissioner Hallet expressed his concerns about the safety of the schools and the close proximity to the schools. Mr. Hallet also expressed his concerns on road safety with the road only being 2 lanes.

Town Planner Emily Lockhart stated that she compiled all the comments discussed and will send them to the County.

## VI. New Business

Town Planner Emily Lockhart stated that she did not have any New Business to bring to the Planning Commission other than to inform them to obtain the Robinson's Village site plan.

## VII. Old Business

### 1. QBE 14600 Washington Street SUP and Proffer Amendment Update

Town Planner Emily Lockhart shared that QBE submitted their new Generalized Development Plan earlier in the afternoon. She stated that she has not been able to review the plan prior to the meeting. She stated that she will touch base with the Town Engineer to address the previous concerns and requests from the June 29th Joint Public Hearing. She stated that she will be in contact with the Planning Commission on the next steps going forward.

Ms. Lockhart also updated the Planning Commission on the progress of the old BB&T bank building. She stated that the new owner has pulled building permits and that the work on the building should start soon.

Ms. Lockhart also updated the Planning Commission on the progress of the Haymarket Hotel project and the potential start date of September 15th.

Ms. Lockhart continued on reporting about the Jefferson Street pedestrian project. She stated that the project has been delayed due to a gas line needing to be relocated. She shared the estimated finish date on the project is mid September.

Lastly, Ms. Lockhart shared that Crossroads Village will be in attendance at the next ARB meeting with a potential tenant for one of their pad sites. She stated that a grocer is looking at the site and will be sharing their design ideas with the ARB.

There was a discussion on the QBE project. Ms. Lockhart stated that there would be a new public hearing on the proffer amendment. A discussion followed on the deadline of the SUP. Ms. Lockhart stated that a decision will need to be made at the September meeting on the SUP but the time starts over on the consideration of the proffer amendment since there was a change. There was a discussion on holding a work session prior to the public hearing. There was a directive for Ms. Lockhart to ask the applicant to consider giving the Planning Commission an extension on the SUP so that it can be considered at the same time as the proffer amendment. Ms. Lockhart shared that she would get back to the Planning Commission with the comments on the updated proffer that was requested to be addressed, a snapshot of the staff comments on the amended application and the response from the applicant on the September timeline. A question was asked if Ms. Lockhart met with Prince William County Parks and Rec. Ms. Lockhart shared that she spoke them. She shared that Parks and Rec stated that the fields were still being utilized and that they saw their future still in Haymarket. She also stated that Parks and Rec shared that they lease the property for public Park and Rec use and also shared the requirements for a permit.

**VIII. ARB Updates**

Town Planner Emily Lockhart did not have any additional updates.

**IX. Town Council Updates**

Councilman Weir stated that the Planning Commission should start updating the Comp Plan by October. Mr. Weir also shared that there are some inconsistencies in the Zoning Ordinance that he and staff will be addressing.

Town Planner Emily Lockhart shared that Haymarket Coffee Company entered into a private/public partnership to open the museum on weekends and will be serving the local coffee. Ms. Lockhart also shared that the Town is partnering with Keep Prince William beautiful in a Town clean-up day on August 29th.

**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**

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

Submitted:

Approved:

  
Kim Henry, Clerk of the Council

  
Matt Caudle, Chairperson