



TOWN OF HAYMARKET PLANNING COMMISSION
PUBLIC HEARING/REGULAR MEETING
~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, May 15, 2023

7:00 PM

Council Chambers

A Public Hearing/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 Robert Hallet: Present, Chairman Alexander Beyene: Present, Commissioner Sandy Freeman: Present, Commissioner Jerome Gonzalez: Present.

II. Pledge of Allegiance

Chairman Alexander Beyene invited everyone to stand for the Pledge of Allegiance.

III. Public Hearing

1. Public Notice

Town Clerk Kim Henry read the Public Notice into the record.

2. Public Comment

There were no citizens present at this meeting.

3. Close Public Hearing

With no citizens present, Chairman Beyene closed the public hearing.

IV. Citizen's Time

There were no citizens present at this evening's meeting.

V. Minute Approval

1. Planning Commission - Regular Meeting - Apr 17, 2023 7:00 PM

Commissioner Hallet moved to accept the minutes from the Planning Commission meeting on April 17, 2023. Commissioner Freeman seconded the motion. The motion carried.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Robert Hallet, Commissioner
SECONDER: Sandy Freeman, Commissioner
AYES: Robert Hallet, Alexander Beyene, Sandy Freeman, Jerome Gonzalez

VI. Agenda Items

1. Consideration of Comprehensive Plan Amendment

Town Planner Thomas Britt provided information on the subject of the Comprehensive Plan Amendment. He shared that the amendment was a requirement from the Department of Environmental Quality on soil erosion.

Commissioner Freeman moved to adopt Resolution #2023-006 as presented. Commissioner Gonzalez seconded the motion. The motion carried by a roll call vote.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Sandy Freeman, Commissioner
SECONDER: Jerome Gonzalez, Commissioner
AYES: Robert Hallet, Alexander Beyene, Sandy Freeman, Jerome Gonzalez

2. Soil Erosion Map Update

Town Planner Thomas Britt shared that he was bringing the Soil Erosion Hazard Map back to the Planning Commission that was reviewed at the April meeting. He stated that it was

requested that a more clear and bigger font legend be provided. Mr. Britt provided the updated changes and requested that the Planning Commission direct staff to proceed with a public notice.

3. Motion for Public Notice

Commissioner Gonzalez moved that the Planning Commission put notice for a public hearing towards the adoption of potential soil hazards expanded map. Commissioner Hallet seconded the motion. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jerome Gonzalez, Commissioner
SECONDER:	Robert Hallet, Commissioner
AYES:	Robert Hallet, Alexander Beyene, Sandy Freeman, Jerome Gonzalez

4. Land Use Chart

Town Planner Thomas Britt provided a copy of the land use chart and was is permissible by right and by special use permit. There was a discussion on the difference between utility service minor and utility service major and allowable uses. Mr. Britt read the definition of both from the definitions in the zoning ordinance. Town Manager Emily Kyriazi gave examples of a minor utility service within the Town. They also discussed the subject of a halfway house being permitted by special use. Mrs. Kyriazi read the definition of halfway house from the zoning ordinance. A discussion followed on the subject. The Planning Commission discussed other uses such as garden centers, greenhouses, and drive thru restaurants by special use permit. Mrs. Kyriazi stated that these items should be left in the zoning ordinance for future abilities. She stated that the Planning Commission should not get into the practice of striking uses completely from the zoning ordinance just because you would no longer want it in the Town. She gave some examples of uses in the districts and provided a detailed explanation. She continued to state that with the zoning uses, the Town is not saying that they do or do not want a type of business in a particular district yet allowing a business the opportunity to have that type of use, if deemed necessary. She continued to state that the business would have to meet all the standards as set out in a special use permit and justify why a particular location is the best option for their business. She stated that at that point, the Planning Commission and Town Council would determine if that special use would be the best fit for the Town in a particular district. A discussion continued on the subject. Chairman Beyene asked that the Planning Commission review the land use chart for further discussion at the June meeting.

VII. Old Business

Town Planner Thomas Britt gave some updates during Old Business. He shared that the Town Center site plan has received engineer and outside agency approval. He also shared on a revision to the Crossroads Village Center site plans that dealt with utilities near the town homes and the emergency vehicle designation. He stated those items were given engineer approval and was recently signed off. Mr. Britt shared that staff is still waiting on second submission of the final site plans for Kiddie Academy and the town homes on Bleight drive before bringing those to the Planning Commission. He also shared that the staff received a new submission for a dentist office on a parcel adjacent to Crossroads Village Center. Mr. Britt stated that he is giving building releases for the town homes in Crossroads Village. He also gave the updates on the traffic signal activation process at the Crossroads Village Center entrance.

VIII. New Business

Mr. Britt shared that he and Town Manager Kyriazi are working together on drafting questionnaires for the Comprehensive Plan survey. Chairman Beyene asked Mrs. Kyriazi to share with the rest of the Planning Commission information that the Town received on the projected affordable housing development request coming from Prince William County. Mrs. Kyriazi stated that the Town received notification from Prince William County on a rezoning application that could affect the Town since one third of the project sits within the Town limits. She stated that the County submitted the application to the Town for a one mile review. Mrs. Kyriazi shared that this item has been before the Town Council for comments to be sent to the County. She continued to state that the applicant has just recently submitted a rezoning application to the Town for the portion that sits within the boundaries. She shared that staff will be reviewing the application for completeness. She shared that once she is assured that the application is complete, then a series of public hearings will be held on the subject. Mrs. Kyriazi continued to share that the applicant

sent an invitation to the surrounding property owners, excluding the Town, to a meeting to discuss the project. A discussion ensued on this projects and previous projects similar to this.

IX. Architectural Review Board Updates

Town Manager Emily Kyriazi gave the Architectural Review Board updates. She shared that the Board is considering a demolition permit application and will be doing a site visit at their next meeting. She also shared that Kiddie Academy brought forth their building design architectural. She shared that they will be returning to the next meeting with an updated color scheme and elevation changes to the building. Mrs. Kyriazi also shared that Taco Bell resubmitted a sign application with a requested changes from an already approved sign permit. Lastly, she shared that Haymarket Storage sold their building and the new owners would be submitting a new sign permit application. A short discussion followed on the progress of the Lidl grocery store and Planet Fitness. Mr. Britt stated that he will follow up on both subjects.

X. Town Council Updates

Chairman Beyene gave the Town Council updates. He stated that the rezoning application that was just discussed was brought before the Town Council at their last meeting. He said that he wanted Mrs. Kyriazi to share the information with the Commission because it will come to them first in a public hearing. Mrs. Kyriazi shared the comments that the Town Council brought forth to submit to the Prince William County on the one mile review. A discussion followed on the subject.

XI. Adjournment

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

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Robert Hallet, Commissioner
SECONDER:	Sandy Freeman, Commissioner
AYES:	Robert Hallet, Alexander Beyene, Sandy Freeman, Jerome Gonzalez

Submitted:

Approved:



Kimberly Henry, Clerk of the Council



Alexander Beyene, Chairman

