



TOWN OF HAYMARKET PLANNING COMMISSION

PUBLIC HEARING/REGULAR MEETING

~ MINUTES ~

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

15000 Washington Street, Suite 100
Haymarket, VA 20169

Tuesday, February 16, 2021

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 Matt Caudle called the meeting to order.

I. Call To Order

Chairman Matt Caudle: Present, Commissioner Aayush Kharel: Absent, Councilman Bob Weir: Present, Commissioner Robert Hallet: Present, Commissioner Jackie Walker: Absent, 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. Public Hearing

1. Public Hearing SUP 2021-001: Drive Thru Restaurant

Town Planner Emily Lockhart shared that the Planning Commission has before them an SUP application for a drive thru restaurant. She stated that the applicant has specifically stated that it would be a Starbucks Coffee located at 15150 Washington Street and 6500 James Madison Highway commonly known as Crossroads Village Center Development. She stated that there was previously a rezoning and several Special Use Permit. She shared that the 2018 Town Council passed by resolution granting 9.94 acres from B-2 to R-2 in the back upper right hand corner of the property which allows for 79 townhomes to be developed. In addition, they granted several SUP's for a hotel structure in excess of 50 feet, a drive thru restaurant at the most eastern site of the property, a drive thru restaurant at the central pad site and a bank drive thru. Ms. Lockhart stated that the applicant was before the Planning Commission to consider the SUP for a drive thru. At this time, Ms. Lockhart shared some points from her recommended report. In conclusion, Ms. Lockhart stated that she would recommend a general support but would like to have some areas of concerns be addressed that she outlined. Ms. Lockhart invited the applicant to the podium to address the Planning Commission.

Mr. Brian Prater from Walsh Culucci stated that he is representing Haymarket Development 1, LLC, the property owner of Crossroads Village Center Development. Mr. Prater gave a presentation of the property and the SUP.

At this time, Chairman Caudle opened the floor for citizen comments. There were no citizen present to comment on SUP 2021-001. Ms. Lockhart read into the record an email that addressed both SUP's from James and Maureen Carroll, 6862 Track Court, requesting that both SUP's be denied.

*** A copy of the email will be attached at the end of the approved minutes.***

Chairman Caudle proceeded to allow the Planning Commission to ask questions to Mr. Prater about the application and concept.

Councilman Bob Weir asked questions and stated his concerns about the stacked shared parking on the entire property, the traffic flow between the Starbucks and proposed Lidl building, the location and who would be responsible for the signalization on Washington Street and the volume of traffic on the property.

Commissioner Hallet also addressed his concerns of traffic flow and volume of traffic on the site.

Commissioner Beyene also agreed on the concerns of volume of traffic on the site.

2. Public Hearing for SUP 2021-002: 78 Multi Family Dwellings

Town Planner Emily Lockhart shared with the Planning Commission the intent of the area in the Comprehensive Plan of the Town and stated that the proposed town house development plan does not fit in the Plan. She stated that the area was intended for a highway oriented development geared toward a mix of commercial, office professional, and retail uses around a common parking area. She also stated that two over two town homes are not within the B-2 zoning district which concentrates on commercial and professional uses. She stated that an appropriate economic development study would need to be done. Ms. Lockhart stated that she has concerns about the SUP due to the proximity to Interstate 66 and the uncertain long term value of the homes in the future once built. She stated that if this project were to move forward, the Town would lose approximately 3.6 acres of potential commercial land base for the Town. Ms. Lockhart also stated with the neighborhood only having one way in and one way out of the complex, she had some real concerns with traffic flow impact particularly during peak times for the businesses and surrounding area of the site. Ms. Lockhart stated that she had a large concern regarding the parking for the units. She referred to the Town's ordinance on required parking spaces for multi-family dwelling or townhouse units. She referred to the plans presented pointing out 24 units that meet the requirements with the designated spaces away from the units and asked if those spaces would be reserved for the 24 units. She stated these units would not have the ability to park in front of their homes. She also brought up to the Planning Commission to consider where the overflow parking would be and asked the applicant to come up with a concrete plan. Lastly, Ms. Lockhart shared the outside agency comments on this project, particularly from Prince William County Schools.

At this time, Mr. Prater gave his presentation on the proposed multi family two over two concept. Mr. Prater stated that this concept is geared toward the middle ground in the housing development to meet the needs of the young professionals, empty nesters or single individuals to purchase a home that otherwise would not be able to afford. He showed the traffic pattern and the parking that Ms. Lockhart mentioned in her staff report as a concern. At this time the applicant, Don Wooden, addressed the Planning Commission on the topic of the student impact numbers that were provided by Prince William County. Mr. Wooden concluded by giving three points of why his company considered the two over two concept. He stated that 1. It was a missing product type within the area; 2. It was affordable housing; and 3. It had a significant reduction of student impact on the school systems.

After the presentation, Chairman Caudle opened the floor for citizen's comment on this SUP. There were no comments at this time.

IV. Close Public Hearing

V. Citizens Time

There were no citizens present wishing to address the Planning Commission at this evening's meeting.

VI. Agenda Items

1. McDonald's Second Drive Thru

Town Planner Emily Lockhart shared that the representatives from McDonald's were present via Zoom. Ms. Lockhart reminded the Planning Commission that they were in discussion with McDonald's regarding their site plan for a second drive thru and the concern of larger delivery trucks being able to navigate the site. She shared that since this site pre-existed prior to the ordinance went into effect on loading zones, she being working with the applicant to get this subject resolved. She shared that the applicant provided a drawing with the truck layout. Ms. Lockhart showed the layout to the Planning Commission. She stated that the layout was shown for a 30 foot truck and not the semi tractor trailers that are typically seen delivering. Ms Lockhart directed the developers engineer to answer the questions regarding the subject of the delivery trucks. The engineer stated that the store has limited deliveries between 1-2 am so that tractor trailers can be accommodated and would not affect customer parking. The Planning Commission discussed the subject of the second drive thru and the new proposed entrance in addition to their concerns of the tractor trailer availability of parking.

Commissioner Beyene moved that the Planning Commission approve McDonald's second drive thru site plan as presented at this evening's meeting, February 16th at the Planning Commission meeting to include the truck demonstration provided and this approval is conditional on all outside agency approval letters being submitted to the

Town Planner prior to the signature on the site plan. Commissioner Hallet seconded the motion. The motion carried.

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

2. Crossroads Village Center, SUP#2021-001, Restaurant W/ Drive-Through

The Planning Commission clarified with the Town Planner that she would recommend the drive thru with some conditions of her concerns address. Ms. Lockhart agreed that she would recommend the drive thru with the concerns regarding the stacking and parking spaces that is not included in the SUP boundary. She also stated that she has not seen a pedestrian connection between the far right parking lot to the front of the building. She also shared her concerns that from that particular parking lot area, one would cross over into the travel area and in front of the exit area from the drive thru to get access to the front door. She made some suggestions to address that topic. Ms. Lockhart addressed the entry/exit area. She suggested that the applicant look to see if a second entry/exit area would be possible. She also offered suggestions on the flow of traffic on the pad site. Lastly, Ms. Lockhart expressed her concerns of the entry/exit point onto Washington Street and the difficulty to navigate since it is a right turn only in and out of the site.

The Planning Commission also asked questions and address their concerns to the applicant. Ms. Lockhart shared that everything on the GDP has been approved or is allowed as a by right use with the exception of the 2 SUP's being considered at the this evening 's meeting. The main topic of concern with the Planning Commission was the increased volume of traffic at the site and onto and around Washington Street. Councilman Weir suggested that the Planning Commission direct staff to address the multiple issues raised with respect to stacking, flow, layout access of ingress/egress and then defer the application until a date uncertain so staff and the applicant have the opportunity to work out the issues and then bring it back later.

3. Motion to Defer

Councilman Weir moved to defer the application until a date uncertain. There were additional questions and discussions by the applicant. **Before those discussions took place, the motion was withdrawn.** The applicant asked if the Planning Commission could give them all the concerns and questions so that they could address them due to timing of the application submitted.

Councilman Weir restated his motion to defer the application until a date uncertain.. Commissioner Beyene seconded the motion. Discussion followed on instruction to staff. Ms. Lockhart asked for all comments or concerns by the end of the week so that she could forwarded them to the applicant. Ms. Lockhart also suggested that the applicant send all updated information by March 5 in order to be on the agenda for the March meeting. **The motion carried by a roll call vote.**

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

4. Crossroads Village Center, SUP#2021-002, Multifamily Residential Units

Town Planner Emily Lockhart summarized her concerns on this SUP application. Ms. Lockhart stated that she is not in support of the SUP and would recommend denial to the Town Council based on parking issues and general layout that was mentioned in her report; the proximity of the VDOT divergent diamond and entrance ramp to Interstate 66, in addition to student population increase. The Planning Commission asked several questions in particular sound buffer and noise mitigation to the applicant. The applicant stated that they looked at the noise traffic and the buffers to the entrance ramp to Interstate 66 but still need to do a noise study with the traffic on Interstate 66 itself and the back part of the property where some of the units would

be located. The Planning Commission also addressed various concerns regarding parking and the lack of parking at some of the units. They also addressed the concerns regarding changing a larger commercial property to residential, the impact in schools, the lack of a green space and tot lots, The applicant stated that they would like to be given the opportunity to address the Planning Commission concerns at a future meeting once they receive the comments and have the time to work on the plan. A discussion followed on the various points brought up by the Town Planner. Lastly, the applicant asked that the Planning Commission look at this SUP as a vibrant mixed use project not just a residential project because it lowers traffic and it helps with all the vehicular and pedestrian flow. Town Planner Lockhart stated that the original 79 townhomes that were approved would qualify as a mixed use. Ms. Lockhart recommended that the applicant come back with a revised plan that would show less units which then would allow some amenities mentioned such as a tot lot, and a guest overflow parking area. The Planning Commission was not ready to take any actions on this application at this evening's meeting.

5. Motion to defer

Councilman Weir moved to defer this application until a date uncertain. Commissioner Hallet seconded the motion. The motion carried by a roll call vote.

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

VII. Minute Approval

Chairman Caudle asked for any objections to move the minute approval so that the Planning Commission could address both SUP's. There were no objections.

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

Councilman Weir moved to approve the Work Session and Regular Meeting minutes from January 19, 2021. Commissioner Hallet seconded the motion. The motion carried.

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

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

Councilman Weir moved to approve the Work Session and Regular Meeting minutes from January 19, 2021. Commissioner Hallet seconded the motion. The motion carried.

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

VIII. Old Business

Town Planner Emily Lockhart gave the Old Business updates. She shared that Van Metre got the site plan approved with signatures and will be going to the County for building permits. She also shared that the staff is reviewing the plans for the Karter School. She stated that they may be at the March Planning Commission meeting.

IX. New Business

Town Planner Emily Lockhart shared that a brewery has expressed an interest in a parcel in the Industrial district area. She also shared that a second brewery has expressed interest in the B-2 district.

X. ARB Updates

There were no ARB updates because the ARB meeting was being held the following evening.

XI. Town Council Updates

Councilman Weir shared that the Town Council denied the SUP submitted by QBE that was before the Planning Commission at a previous meeting. Mr. Weir stated that he attended the Prince William County meeting on behalf of the Town to address the Town's traffic concerns regarding the proposed hotel sites at Route 55 and Antioch Road just outside of the Town limits. Mr. Weir stated that the subject was deferred until the applicant was able to address the traffic concerns on that property. Lastly, Mr. Weir shared that he had a meeting with Virginia Dominion regarding additional power lines in the Town.

XII. Adjournment

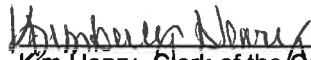
With no further business before the Planning Commission, Councilman Weir moved to adjourn with a second by Commissioner Beyene. The motion carried.

1. Motion to Adjourn

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

Submitted:

Approved:



Kim Henry, Clerk of the Council



Matt Caudle, Chairperson

