



# TOWN OF HAYMARKET PLANNING COMMISSION

## WORK SESSION ~ MINUTES ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Monday, December 21, 2020

6:00 PM

Council Chambers

A Work Session of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 6:00 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 a gathering to no more than 10, Commissioner Kharel and Commissioner Beyene attended the 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. Work Session - Zoning Text Amendment

#### 1. Zoning Document with Proposed Edits

Chairman Matt Caudle gave the floor to Town Planner Emily Lockhart. Ms. Lockhart stated that the purpose of the Work Session was for the Planning Commission to start working on the Zoning Text Amendment and to make any appropriate edits or changes. Ms. Lockhart went through the suggested changes that was submitted by Council Liaison Bob Weir and Council Liaison to the ARB Marchant Schneider. The Planning Commission made edits to the Purpose, the definition section, editing the R-1 residential use section moving basement apartment from a by right use to special use section and discussion on Airbnb's and accessory apartments. The Planning Commission also reviewed the R-2 residential use section and made edits to Home Office as defined in R-2 Class B to add a Class B Home Office to R-1 by Special Use. They also discussed better defining terms in regards to apartments, condominiums and duplexes. Lastly, Town Planner Lockhart discussed the Transitional Commercial District. She stated that previously there has been properties be re-zoned to Transitional Commercial. She stated that even though Transitional Commercial is defined in zoning, there are no clear definitions or guidelines for landscaping, parking, signage, and the such. She tasked the Planning Commission to establish by right and special use for Transitional Commercial for their next work session in January. She stated that she will bring back guidelines for landscaping, buffers, and set backs. The Planning Commission decided to schedule their next work session for 6 PM before their January regular meeting.

### III. Adjournment

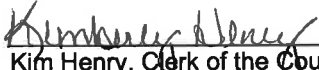
Councilman Bob Weir moved to adjourn the Work Session with a second by Commissioner Rob Hallet. The motion carried.

#### 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, Beyene, Mason
<b>ABSENT:</b>	Jackie Walker

Submitted:

Approved:

  
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Kim Henry, Clerk of the Council

  
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Matt Caudle, Chairperson