



# TOWN OF HAYMARKET PLANNING COMMISSION

WORK SESSION

~ MINUTES ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Tuesday, February 16, 2021

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

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

## II. Agenda Item

### 1. Zoning Text Amendment Work Session

Chairman Matt Caudle shared that the Planning Commission would be working on the Transitional Commercial and buffers. He stated that the Planning Commission would not be going back to discuss these items when there is a full board present.

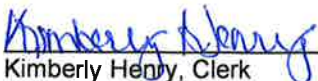
Town Planner Emily Lockhart lead the discussion on the buffers and other requirements in the site plan ordinance for B-1, B-2 and I -1 sections. The Planning Commission discussed Section 58.17 or the Zoning Text Amendment regarding the landscaping and buffer yards. Ms. Lockhart used an example of a property that was rezoned Transitional Commercial. She stated that there were no buffer regulations added to the TC but that now is the time to add those requirements especially if it is backing up to a residential property. Ms. Lockhart shared her recommendations on the buffering and landscaping that should be added to the TC district. A discussion followed. The Planning Commission also discussed the acceptable plants and shrubbery for landscaping. Ms. Lockhart stated that she would be bringing back a list of acceptable plants, ground cover and shrubbery.

The Planning Commission started discussing the infrastructure section. Ms. Lockhart explained the section is for other requirements for site developers would need to meet that is not in B-1 and R-1 sections. She gave examples listed. Ms. Lockhart specifically addressed the street scape requirements. She referenced 58-18.6 item 2 - Furnishings. The Planning Commission discussed bike racks that is listed as one of the items. Ms. Lockhart shared that once these items are installed, the Town is responsible for maintaining them. Ms. Lockhart gave examples of items that the Town is responsible for maintaining. A short discussion followed on the subject of bike racks. There was also a discussion on the brick sidewalk maintenance. Ms. Lockhart stated that the Haymarket Hotel will be replacing the sidewalk around the perimeter of the hotel. Ms. Lockhart asked if the Planning Commission would like to consider doing a test section of stamped concrete. The Planning Commission stated that they would like to start testing with stamped concrete. Ms. Lockhart asked the Planning Commission on the street lights pole. She asked them to start thinking about the lights for a conversation at a later meeting. A short discussion followed.

Ms. Lockhart scheduled the next work session and stated that the Planning Commission will start reviewing the B-1. She stated that the next meeting will be Monday, March 15th at 6 pm.

## III. Adjournment

The Work Session adjourned at 6:35 PM

  
Kimberly Henry, Clerk

  
Matt Caudle, Chairman