



# 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, March 15, 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: Present.

## II. Agenda Items

### 1. ZTA Work Session

The Planning Commission continued to work on the Zoning Text Amendment. Town Planner Emily Lockhart shared that the Planning Assistant, Samantha Lewis, has been working on the landscaping buffers and appropriate plant list. Ms. Lockhart stated that she will be bringing back the edited version to the next work session. Ms. Lockhart also shared that Ms. Lewis started working on the minimum parking standards.

The Planning Commission worked on the B1 section of the ZTA. Ms. Lockhart stated that Ms. Lewis has also been working on the definitions for accessory apartments and condominiums in the residential portion of B1. She stated the clean edited version will be presented at the next work session. The Planning Commission reviewed and edited allowable usages of accessory apartments, condominiums, and guest rooms. They moved medical offices from special use to a by right use. They also reviewed the commercial portion and professional portion of the B-1 section. They addressed the restaurant portion, particularly the subject of restaurant mobile or food trucks. A discussion started on the subject of food trucks and how they would like to proceed with business licensing and design standards. Ms. Lockhart stated that she would come back with regulations for food trucks. Ms. Lockhart shared that she removed liquor store from B-1 and moved it to the B-2 and I-1 Districts.

The Planning Commission also addressed the Special Uses in B-1. They decided to delay on making any changes until the definitions are updated and provided. There was a short discussion on the topic of fast food restaurants as a special use in the commercial portion. Ms. Lockhart shared that drive thrus are not permitted in the B-1 in order to keep the historic feel of the downtown. The Planning Commission asked for the traffic statistics for a sit down fast food versus a drive thru fast food. There was a question on parking spaces for sit down restaurants versus fast food. Ms. Lockhart shared that the Planning Assistant is researching those numbers as well. Ms. Lockhart stated that she will bring back more information regarding the restaurant section at the next work session. Ms. Lockhart stated that she will also bring updates on light manufacturing by Special Use in the B-1 as well as the occupancy regulations. She asked for any edits on area regulations, setbacks, and height regulations. There were no comments on the regulations. Ms. Lockhart stated that she will change the coverage regulations to ensure that there is 15% green space on each property.

The Planning Commission also reviewed the B-2 Section of the ZTA. Ms. Lockhart stated that she has flagged some issues in the residential portion and would like the Planning Commission to review them after the definitions are finalized. The Planning Commission discussed the use of greenhouses, refuse collection and recycling. Ms. Lockhart stated that she would move recycling and refuse collection to the I-1. There was discussion on moving gas station from by right to special use. There was also a short discussion about religious assembly by special use. Ms. Lockhart stated that she will research it and come back with some different ideas. After a short discussion, the Planning Commission decided to move bed and breakfast from special use to a by-right use. Town Planner Lockhart shared some of the differences in the regulations in B-2. She stated that she will bring forth a clean version of all the edits prior to the next work

session. The Planning Commission finished this evening's work session on Article XII of the document.

### III. Adjournment

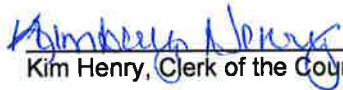
Commissioner Hallet moved to adjourn this evening's Work Session with a second by Commissioner Mason. The motion carried.

#### 1. Motion to Adjourn

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

Submitted:

Approved:

  
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Kim Henry, Clerk of the Council

  
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Matt Caudle, Chairperson