



TOWN OF HAYMARKET PLANNING COMMISSION
REGULAR MEETING
~ MINUTES ~

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

15000 Washington Street, Suite 100
 Haymarket, VA 20169

Tuesday, January 19, 2021

7:00 PM

Council Chambers

A 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

Due to the COV-ID 19 pandemic and Governor Northam's executive order on social distancing, Commissioner Aayush Kharel attended this evening's meeting from his home via Zoom meeting. Chairman Matt Caudle: Present, Commissioner Aayush Kharel: Remote, Councilman Bob Weir: Present, Commissioner Robert Hallet: Absent, Commissioner Jackie Walker: Absent, Commissioner Alexander Beyene: Present, Commissioner Chuck Mason: Present.

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. Citizen's Time

Dottie Leonard, 14801 Washington Street, addressed the Planning Commission about the Work Session held prior to the Regular Meeting. She addressed the subject of group and senior homes that was discussed earlier. Ms. Leonard also addressed the Planning Commission on the application before them and also on the subject of the B-1 district.

IV. Minute Approval

1. Planning Commission - Work Session - Dec 21, 2020 6:00 PM

Councilman Weir moved to accept the Work Session minutes for December 21, 2020 at 6 pm. Commissioner Mason seconded the motion. The motion carried.

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

2. Planning Commission - Regular Meeting - Dec 21, 2020 7:00 PM

Commissioner Mason moved to accept the minutes from the December 21, 2020 Regular Meeting of the Planning Commission. Commissioner Beyene seconded the motion. The motion carried.

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

V. Agenda Items

1. Consideration of SUP - 14600 Washington Street

At this time, Chairman Caudle gave the floor to Town Planner Emily Lockhart. Ms. Lockhart stated that at the December meeting there was a discussion on the resolution that was drafted. She stated that it was requested that the Town Attorney review and make any edits to the resolution. In addition, there was a request for the Town Attorney to be present to answer any

questions that the Planning Commission may have. Ms. Lockhart shared that the Town Attorney was present at this evening's meeting via Zoom.

At this time, Chairman Caudle asked several clarifying questions on the subject of the proffer amendment, the Town's and County's rights in the proffer and the property owners rights related to the proffer.

After the questions were answered by Town Attorney Crim, Ms. Lockhart brought forth the suggested edits of the resolution presented by Chairman Caudle and Mr. Crim.

At this time, Mr. Caudle invited the applicant to the podium to present his case to the Planning Commission. Mr. Connor Leake, President of Haymarket Properties Group, addressed the Planning Commission by reciting the disclosure from the December meeting in regards to the 100 day limit that the Planning Commission had to decide on the SUP. Mr. Leake stated that he felt the SUP is a less intense use than what is currently allowed. He stated the Haymarket Properties Group is looking for approval to have 30 condominiums on top of a by right 4 story 50 foot building which would be a good mixed blend of the overall development. He stated that before his company bears any expense on the site plan phase, the requested information from Town Planner Lockhart and rendered drawings, he would ask if the Planning Commission would consider the concept and give the approval of the Special Use.

The Planning Commission discussed the Special Use Permit in connection with the Proffer Amendment. The Planning Commission asked the applicant why would he want to ask for the Special Use when its tied by the proffer. Mr. Leake stated that once the proffer has ended and the one year of offer has lapsed, then they could proceed with the Special Use.

After Councilman Weir asked questions to the applicant and Town Planner Lockhart, he read and moved to accept the resolution to deny recommendation of SUP 2020-02.

Commissioner Beyene seconded the motion. After a continued lengthy discussion followed, Councilman Weir called for the vote. **The motion carried by a roll call vote.**

RESULT:	ADOPTED [4 TO 1]
MOVER:	Bob Weir, Councilman
SECONDER:	Alexander Beyene, Commissioner
AYES:	Aayush Kharel, Bob Weir, Alexander Beyene, Chuck Mason
NAYS:	Matt Caudle
ABSENT:	Robert Hallet, Jackie Walker

2. McDonald's Site Plan for Second Drive Thru

Town Planner Emily Lockhart shared that McDonald's submitted their plans for a second drive thru. She stated that at a previous meeting, they applied for a Special Use to have a second drive thru and that the decision was tabled to give them more time to work on the plan. She stated that the representative from Bohler Engineering was in attendance via Zoom to answer any questions regarding the re-submission of the plans. Ms. Lockhart gave the updates of the changes to the plan. She stated that they modified the site as it exist to better deal with a second drive thru. Ms. Lockhart gave the updated details to the entrance and the addition of the second drive thru. There was a short discussion on the design submitted.

The Planning Commission asked for a plan on how they would receive truck deliveries before giving approval. Ms. Lockhart stated that she would work with the applicant and bring back those plans at the February meeting.

3. Appointment of Vice Chairman

Town Planner Emily Lockhart stated that it had come to the attention of staff that there is not a Vice Chairman to fill the role of running the meeting in case Chairman Caudle is unable to make the meeting. She stated that without a Vice Chairman the duties would fall on the staff to bring a meeting to order and then appoint a Vice Chairman.

Chairman Caudle nominated Aayush Kharel as the Vice Chairman. Mr. Kharel did not accept the nomination.

Council Liaison Weir nominated Alexander Beyene as the Vice Chairman. Mr. Beyene accepted the nomination. **The Planning Commission appointed Mr. Beyene as the Vice Chairman by a roll call vote.**

RESULT:	ADOPTED [4 TO 1]
MOVER:	Bob Weir, Councilman
SECONDER:	Alexander Beyene, Commissioner
AYES:	Aayush Kharel, Bob Weir, Alexander Beyene, Chuck Mason
NAYS:	Matt Caudle
ABSENT:	Robert Hallet, Jackie Walker

VI. Old Business

Town Planner Lockhart gave the updates on the Robinson Village (Van Metre) project. She also gave updates on an old site plan for Robinson Paradise which is close to Jordan Lane across the Jefferson Street bridge. She gave updates on the Karter School project which will be in front of the Robinson Village development.

VII. New Business

Town Planner Lockhart shared that Crossroads Village applied for 2 Special Use Permits for their property. The first is for 78 two over two condominiums at the back of the property. And the second SUP is for a drive thru Starbucks at the front of the property. She stated that both applications have been sent out to the outside agencies for comments. Ms. Lockhart asked for directive from the Planning Commission to proceed with advertising the public hearing for the February meeting. The Planning Commission gave Ms. Lockhart to proceed with the advertisement.

VIII. ARB Updates

Town Planner Lockhart stated that the December meeting was cancelled and that they have not held their January meeting yet. There were no additional updates.

IX. Town Council Updates

Councilman Weir gave a brief Town Council updates. He stated that there may some items regarding Land Use that will be before the General Assembly that may affect Haymarket and may need to be addressed in the future.

X. Adjournment

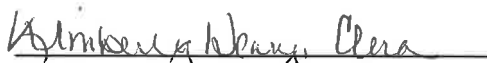
With no further business before the Planning Commission, Councilman Weir moved to adjourn with a seconded by Commissioner Mason. The motion carried.

1. Motion to Adjourn

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

Submitted:

Approved:


 Kim Henry, Clerk of the Council


 Matt Caudle, Chairman

