



# 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, January 19, 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

Due to the COV-ID 19 pandemic and Governor Northam's executive order on social gatherings of no more than 10 people, Commissioner Aayush Kharel attended this evening's meeting via Zoom meeting from his home.

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

### II. Zoning Text Amendment

#### 1. Zoning Text Amendment Working Document

Town Planner Emily Lockhart reviewed the edits that were made to the ZTA from the December Work Session. The Planning Commission picked up at the shared parking section of the Transitional Commercial portion of the ZTA. Ms. Lockhart pointed out on the Town Map the area that is zoned Transitional Commercial. In addition, she gave the definition of a general restaurant and the parking requirements. The Planning Commission struck from by right use general restaurant, brewery and distillery, grocery store and neighborhood convenience store. By Special Use 2 family dwelling, automobile repair service, brewery and distillery, cemetery, hotel and recycling center were also struck. Mobile restaurant was moved from by right to special use. Funeral homes and halfway houses were also struck. There was a discussion on other uses listed in Transitional Commercial.

The Planning Commission started working on the by right use of the B-1 district. They moved Office Medical to a By-Right Use from Special Use. They also moved liquor store from the By-Right Use to Special Use. Town Planner Lockhart inquired about other edits to the B1. There was a short discussion on removing multi-family dwelling. Council Liaison Weir stated that he would like to see that right removed. The Commission decided to move refuse collection site from B-1 to Industrial. They asked Ms. Lockhart to clarify the definition of custom manufacturing. The Planning Commission addressed the occupancy regulations as defined in the B-1 district. Ms. Lockhart stated that she will research other localities on their regulations within each district.

There was a short discussion on basement rentals in homes in the R-1 and R-2 districts. Ms. Lockhart stated that the Town's ordinance does not address the perimeters of basement apartments. There was also a discussion on the subject of short term rentals such as airbnb's. Ms. Lockhart stated that she could strike accessory apartments from the by right use in R-1 and R-2, but it would be difficult to enforce. A discussion followed.

At this time, the Planning Commission stopped at B-1: Occupancy regulations and uses section. Ms. Lockhart shared that she will make the edits discussed and resend the working document to the Commission to keep working off of. The Planning Commission set their next work session for Tuesday, February 16th at 6 pm.

### III. Adjournment

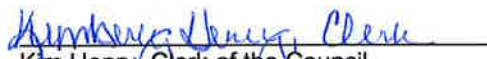
Council Liaison Bob Weir moved to adjourn this evenings Work Session with a second by Commissioner Beyene. The motion carried.

**1. Motion to Adjourn**

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

Submitted:

Approved:

  
Kim Henry, Clerk of the Council  
Matt Caudle, Chairperson