



TOWN OF HAYMARKET TOWN COUNCIL
PUBLIC HEARING/REGULAR MEETING
~ MINUTES ~

Chris Coon, Town Manager
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Monday, May 3, 2021

7:00 PM

Council Chambers

A Public Hearing/Regular Meeting of the Mayor and Council of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:00 PM.

Mayor Kenneth Luersen 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, Town Attorney Martin Crim attended the meeting virtually from his office via Zoom meeting.

Councilman Marchant Schneider: Present, Councilman Chris Morris: Absent, Councilman Joe Pasanello: Present, Councilman Steve Shannon: Present, Councilman Bob Weir: Present, Vice Mayor TracyLynn Pater: Present, Mayor Kenneth Luersen: Present, Town Manager Chris Coon: Present, Town Planner Emily Lockhart: Present, Town Treasurer Roberto Gonzalez: Present, Clerk of Council Kimberly Henry: Present, Police Sergeant Jacob Davis: Present, Town Attorney Martin Crim: Remote.

II. Pledge of Allegiance

Mayor Ken Luersen invited everyone to stand for the Pledge of Allegiance.

III. Invocation: Bishop Troy Smith - Church of Jesus Christ of the Latter Day Saints

Councilman Steve Shannon introduced Troy Smith, Bishop of the Church of Jesus Christ of the Latter Day Saints. Mr. Shannon thanked the Bishop for attending the meeting and for giving the evening's invocation.

IV. Public Hearing I - FY2022 Real Estate Tax Rate

1. Public Notice for Public Hearing

Town Planner Emily Lockhart read the public notice into the record.

2. Citizens Time for Public Hearing I - Tax Rate

Mayor Luersen opened the floor for citizen's comments for the Public Hearing. There were no citizen comments for this Public Hearing. With no citizen comments, Mayor Luersen closed Public Hearing I.

V. Public Hearing II - SUP#2021-001 Drive Thru Restaurant

1. Public Notice for SUP 2021-001 Drive Thru Restaurant

Town Planner Emily Lockhart read into the record the public notice for SUP 2021-001: A Drive Thru Restaurant located in the Crossroads Village Center.

2. Staff Report

At this time, Ms. Lockhart presented her staff report. She stated the application is for a restaurant drive thru. Ms. Lockhart showed the overall graphic of the pad site. She pointed out the new entry onto the main boulevard and also pointed out the main entry/exit point to the property and how it could affect the main entrance in relation to Washington Street. Ms. Lockhart located and showed the traffic light at the entrance to the boulevard and shared that the entry/exit point to the main entrance of the property only allows a right turn out of the property onto Washington Street. She fully outlined the outcome from the Planning Commission public hearing. Ms. Lockhart stated that the Planning Commission recommended approval to the Town Council after lengthy discussions on the pedestrian crosswalks, the stacking, parking and overall traffic flow in relation to the property. She continued to state that the Planning Commission recommended that there be a right hand only exit from the drive thru to the exit point that would lead to the boulevard. There was a short discussion on the flow of the main boulevard and the access to the inter-parcel connector.

At this time, the Town Council asked Ms. Lockhart to give the history of the Crossroads Village Center project. Ms. Lockhart shared that in 2018, Meladon applied for a rezoning application and 6 special use permits. The rezoning was for 9.94 acres and a set of proffers. The rezoning and proffers were approved in August 2018 with some SUP's also approved in August 2018. The parcel being discussed at this evening's meeting was originally approved for a bank. Also approved was a site for a hotel and assisted living facility that will be discussed during the next public hearing. She stated that in September 2018, the Town Council approved 2 SUP's for drive thru restaurant on the central pad site and the eastern pad site but denied a drive thru restaurant on the most western pad site. Ms. Lockhart finished the background stating that in 2020, she received an SUP application for two over two multi family units where the hotel/assisted living facility was to be located and the current SUP application being considered where the bank was originally approved. After Ms. Lockhart's report, the Town Council asked specific questions related to the SUP. A particular question was asked about the traffic signal at the entrance to Crossroads. Ms. Lockhart read into the record the proffer regarding when the traffic signal would be installed.

At this time, Ms. Lockhart invited the applicant to the podium for their presentation on the application.

3. Applicant Documents

Brian Prater from Walsh Colucci represented the applicant by giving a presentation on the SUP. Mr. Prater highlighted some of the ideas brought forth by the Planning Commission.

4. Citizens Time for Public Hearing II

Jlm Payne, 6680 Fayette Street, spoke in favor of the SUP moving forward.

Dottie Leonard, 14801 Washington Street, also spoke in favor of the SUP moving forward. She stated that she would like to see that it is done correctly so that it would fit with the historic overlay of the Town.

With no further comment from the citizens, Ms. Lockhart stated that staff is in support of the SUP as presented. She stated that while some concerns remain, the applicant has made a diligent effort to modify the layout of the site, providing solutions while keeping to the franchise requirements, the overall site constraints and specific site pad constraints. She stated that the Planning Commission proposed that the applicant post a right only turn at the pad site exit which would help with the traffic flow on the property allowing traffic to make a right turn at the traffic light onto Washington Street. She stated that Town Council should consider the traffic volume and if this restriction would be necessary certain hours of the day or at all.

At this time, Mayor Luersen closed Public Hearing II.

VI. Public Hearing III - SUP#2021-002: Two over Two Townhomes

1. Public Notice for Public Hearing III - Two Over Two Townhomes

Town Planner Emily Lockhart read into the record the public notice for SUP 2021-002: the request for 74 two over two multi-family units.

2. Staff Report

Ms. Lockhart gave her staff report on the SUP. She stated the original application was for 78 units in the back most western part of the property. She stated that the Planning Commission voted 4-1 recommending approval with a maximum of 74 units, providing a tot lot and play field area, the parking and loading spaces near the tot lot area and that an interconnection would be provided upon agreement with the adjacent property owner. Ms. Lockhart stated that she is not in support of the SUP application for the main reason is that it does not meet the intent of the planned inter-changed park designation from the comprehensive plan or the intent of the business commercial zoning district, B-2, because it will deplete approximately 3.6 acres of commercial land base. She stated her biggest concern was the proximity of the tot lot and play field area to the I-66 ramp. She stated that the applicant would provide berms and landscaping but there has not been any those updates shown on the plan.

Ms. Lockhart invited the applicant to the podium for their presentation.

3. Applicant Documents

Brian Prater from Walsh Colucci represented the applicant and gave a brief presentation on the changes that came from the Planning Commission meeting. He showed the location of the units as well as the front elevation of the units. Mr. Prater shared that the reduction of the units would allow for additional parking as well as the play field and that the additional parking is more than what is required by Town Code. He also showed a possible inter-parcel connection to allow an additional exit point off the property. In addition, Mr. Prater showed the landscaping plans

against the I-66 ramp that would provide a visual and acoustical buffer. Lastly, Mr. Prater showed a trips per day graph between the approved hotel use and proposed multi family use. There were several questions to Mr. Don Wooden, the applicant, in regards to phasing and timing. Mr. Wooden stated that if the 2 SUP's were approved, the entirety of the project would be done in a single phase, including housing and retail.

4. Citizens Time for SUP 2021-002 Two Over Two Townhomes

Town Planner Emily Lockhart read into the record an email from Nick Pulire, 6740 Blight Drive, which opposed the SUP and requested that the Town Council deny it.

Jim Payne, 6680 Fayette, spoke in favor of the SUP and asked the Town Council consider approving it.

Dottie Leonard, 14801 Washington Street, also spoke in favor of the SUP but stated she was more concerned that the Town becomes a strolling Town not concentrated within one subdivision.

VII. Close Public Hearings

With no further citizen comments or comments from the staff, Mayor Luersen closed the public hearings.

VIII. Citizens Time

Jim Payne, 6680 Fayette Street, addressed the Town Council on the potential hiring of police officers and suggested that Council consider offering a larger sign on bonus so that there would be a better recruitment of officers.

Dottie Leonard, 14801 Washington Street, addressed the Town Council regarding a recent Planning Commission meeting she attended. She stated that the Planning Commission have made edits to the Zoning Text Amendment and suggested that the Council attend the meetings. She stated that she heard a discussion about towers and encouraged the Town Council to look further into what the Planning Commission has been doing to zoning.

IX. Minute Approval

Councilman Pasanello moved that the Haymarket Town Council approve the Work Session minutes from March 29, 2021, approve the Public Hearing/Regular Meeting minutes from April 5, 2021 and approve the Continuation Meeting minutes on April 7, 2021. Councilman Weir seconded the motion. The motion carried.

1. Mayor and Council - Work Session - Mar 29, 2021 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Joe Pasanello, Councilman
SECONDER:	Bob Weir, Councilman
AYES:	Schneider, Pasanello, Shannon, Weir, Pater
ABSENT:	Chris Morris

2. Mayor and Council - Public Hearing/Regular Meeting - Apr 5, 2021 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Joe Pasanello, Councilman
SECONDER:	Bob Weir, Councilman
AYES:	Schneider, Pasanello, Shannon, Weir, Pater
ABSENT:	Chris Morris

3. Mayor and Council - Continuation Meeting - Apr 7, 2021 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Joe Pasanello, Councilman
SECONDER:	Bob Weir, Councilman
AYES:	Schneider, Pasanello, Shannon, Weir, Pater
ABSENT:	Chris Morris

X. Agenda Items

1. Consideration of SUP #2021-001

Councilman Schneider stated that although he is in favor of the SUP, he would like to see that if stacking becomes a concern in future there would be a decision in making a right turn only when exiting the property. He also asked that the internal crosswalks be easily accessed for the customer to walk directly onto the site. He asked that those items be conditional upon approval. Councilman Weir stated that he has concerns with both SUP's. He stated his concern with this particular SUP is the egress from the site. Councilman Shannon was in agreement with both Councilman Schneider's and Councilman Weir's concern of egress and shared that he would also like to see a right turn only off the site. Vice Mayor Pater shared her concerns with traffic and would like to see a specific time line of when the traffic light would be installed at the main entrance to the Crossroads Village Center. She also stated her concern with the lack of agreement with the adjoining neighbor to allow an alternative exit point. Councilman Pasanello first thanked the citizens for their comments and also stated his concerns with stacking at the site. He also stated his concerns of the second tenant at the site and suggested offering a better traffic flow on the site instead. Mayor Luersen also stated his concerns regarding stacking and asked that conditions be set to re-visit the traffic flow and potential stacking issues in a year. Mayor Luersen also asked about the SUP process and it would remain in perpetuity. Town Planner Emily Lockhart stated that conditions could be added to the GDP. Town Attorney Crim stated that the Town could control the future of the traffic pattern when it is triggered. He stated that the Town would have the right to require certain changes in the traffic flow as a result of stacking onto the highway. Councilman Weir suggested that the Town Council direct staff to meet with the applicant with respect to the Council's concerns regarding egress from the pad site, future tenant space, internal circulation, stacking on Washington Street and crosswalks. The Council agreed to Mr. Weir's suggestion.

Councilman Weir moved to defer further consideration of SUP #2021-001 to the June 7th Regular Meeting with discussion at the June 1, 2021 Work Session. Councilman Pasanello seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Joe Pasanello, Councilman
AYES:	Schneider, Pasanello, Shannon, Weir, Pater
ABSENT:	Chris Morris

2. Consideration of SUP #2021-002

Town Planner Emily Lockhart stated that she started researching some of the Town Council's concerns that was brought up at the previous work session. Ms. Lockhart stated that if this SUP went through, a proffer amendment would be required because of an original proffer that was passed only allowing 79 town homes on the property as outlined in the GDP. She also stated that there was an original proffer stating that the applicant would construct the hotel or assisted living facility and the daycare facility as shown on as part of the second phase of the development. She also shared information that she found regarding the timeline of when the traffic signal would go in at the entrance of the Crossroads Village Center. She stated that as part of the transportation proffer, the traffic signal at the intersection of Washington Street and Costello Way at the main site entrance when warranted along with pedestrian signals would be commence no later than the completion of Phase One of the project. The Town Council asked the Town Attorney asked if the proffer would need to be amended first. Town Attorney Crim stated that the proffer should be amended first before consideration of the SUP. A discussion

followed on the subject of the proffer amendment and the SUP. Town Attorney Crim stated that there would be no need for a proffer amendment if the SUP was denied. Councilman Shannon stated that he would not be in support of additional residential units. Councilman Pasanello stated he also would not support the SUP because it deviates from the Comp Plan for viable commercial space. Councilman Weir also stated he would not support the SUP because it would take over 60% of commercial property for residential units. He stated that he would not support the potential elimination of commercial tax base for additional residents that could push the Town over the procurement threshold and the cost associated with it. He also stated it would put a burden on services such as the school system and public safety.

Councilman Weir moved for approval of SUP 2021-002 for the 74 two over two townhomes. Councilman Pasanello seconded the motion. The discussion continued on the subject. Councilman Schneider stated that he would not vote either way because of other elements of the case are not available. Mr. Schneider stated that there is a barrier strictly on price and would like to see housing diversity and affordability for Haymarket and this plan could be the answer to that barrier. He stated his concerns as well, such as if the land use is appropriate, and finalizing staff recommendation before taking action and the threshold of the procurement. Vice Mayor Pater stated that affordable living is subjective and agreed with Councilman Shannon's opinion on traffic concerns. Further comments were made on the subject of affordable housing and the Town's Comp Plan. A final question was asked to the Town Attorney in regards to how soon could an application come back if this SUP was denied. Town Attorney Crim asked for a quick recess in order to research the Code. After the short recess, Mr. Crim stated that there would be no delay period for the applicant to re-submit an amended SUP or a new SUP. **The motion was denied by a roll call vote.**

RESULT: DENIED [0 TO 5]
NAYS: Schneider, Pasanello, Shannon, Weir, Pater
ABSENT: Chris Morris

3. Order of Business for Council Meetings- Revised

Town Manager Coon stated that it was suggested to edit the Order of Business in the policy and procedures by adding a Consent Agenda which would consist of the minutes and staff department reports. Discussion followed on pulling a particular report from the Consent Agenda for the purpose of discussion. There was also a suggestion to add the liaison reports on the Consent Agenda.

Councilman Weir moved to adopt the draft and the amendment to Section 5.1 - Order of Business for the Town's Policy and Procedures. Councilman Shannon seconded the motion. A short discussion followed to verify that the liaison reports would be part of the Consent Agenda. **The motion carried by a roll call vote.**

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bob Weir, Councilman
SECONDER: Steve Shannon, Councilman
AYES: Schneider, Pasanello, Shannon, Weir, Pater
ABSENT: Chris Morris

4. Authorization to Sign DMV Select Contract and MOU

Town Manager Chris Coon shared that Town Attorney Crim reviewed both the DMV contract and memorandum of understanding and recommended the execution.

Councilman Weir moved to authorize the Town Manager to execute the DMV Select contract and MOU. Councilman Shannon seconded the motion. The motion carried by a roll call vote.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Steve Shannon, Councilman
AYES:	Schneider, Pasanello, Shannon, Weir, Pater
ABSENT:	Chris Morris

XI. Liaison Reports

1. Finance

Councilman Weir deferred the Finance Liaison report to the Town Treasurer's Report.

2. Police

Due to the absence of Councilman Morris, there was no Police report.

3. Planning Commission

Councilman Weir shared that the Planning Commission is continuing to work on the Zoning Text Amendments. Mr. Weir addressed Ms. Leonard's concern during citizen's time in regards to towers. He stated that the only discussion of towers were within the I-1 district and the existing tower that can't be changed. He stated that they are not allowed in any other district.

4. Architectural Review Board

Councilman Schneider did not have any updates to report.

5. Business Roundtable

Vice Mayor Pater shared information that was discussed that the previous Business Roundtable and gave the date for the next meeting.

XII. Department Reports

1. Town Administration

Town Manager Chris Coon gave a brief updated on the ARP fund application. He stated that everything was sent in and now waiting to receive any funding. Mr. Coon stated that the Town needs to extend the contract with Prince William County IDA since the Cares Act Fund program was extended to December 2021. He stated that he will be bringing an amendment of the contract before Council once drafted. Mr. Coon shared that the Haymarket Food Pantry is looking for volunteers. He stated he has information available for any member of Council or community agency that would be interested. Mr. Coon also stated that the Town received a letter from Urban Entitlement Designation for federal housing and community development on federal funding to qualified localities. Mr. Coon shared the information he received. Lastly, Mr. Coon shared the estimates for removing the cherry tree at the museum and landscaping around the museum. He shared a quote from the contracted landscaping company.

At this time, Mayor Luersen shared that at the previous work session there was a closed session to discuss the performance evaluation of the Town Manager. Mayor Luersen gave the floor to Councilman Pasanello for further explanation. Councilman Pasanello shared that he and the Mayor sat down and went over the evaluation with Mr. Coon. The Town Council directed the Treasurer to draft a budget amendment for FY21 budget to accommodate the Town Manager's new salary of \$86,250 annually effective May1, 2021.

2. Police Department

Police Sergeant Jake Davis gave the department report on the current officers working. Mr. Davis shared that the interviewing and background check process has started for the new officer candidates. He stated that he hopes to introduce new officers to the Council at the June meeting. Mayor Luersen asked for Sergeant Davis to draft a citation for the Council to sign for each of the current officers thanking them for their dedication and service during this time of transition. Mr. Davis stated that he would prepare those citations so that they can be signed and put in each individual officers personnel file. There was a brief discussion on the Chief vacancy. Sergeant Davis also shared that he and Mr. Greg Smith, the police consultant, met with Prince William County police department for the purpose of building a better relationship with between the two departments. Mr. Davis also shared that the security system for the department has been upgraded. He also shared that he has acquired two new computers and has been working with the Town Planner on some events for this year. Sergeant Davis went over his monthly activity report to the Council. There was a short discussion on the report presented by Mr. Davis. The Council also discussed the training ideas that was brought forth by Sergeant Davis.

3. Town Treasurer

Town Treasurer Roberto Gonzalez highlighted some of the expenditures on the current budget that would be part of a budget amendment. Mr. Gonzalez shared that the business license revenue for this budget year exceeded the budget expectations. A short discussion followed on the 4th quarter budget amendment. Lastly, Mr. Gonzalez gave the final update on the expenses on the Jefferson Street project.

There was a short discussion on obtaining preliminary numbers for engineering on some of the projects so that those funds could be expended in this years budget and the cost of canopy shading in the park. A discussion followed on the sidewalk project in front of the park, as well.

4. Town Planner

Town Planner Emily Lockhart gave her monthly report. She shared that the ARB will start working with the Planning Commission on the Zoning Text Amendment. She also shared that the ARB will be starting to work on signs for the building and the gateway signs. Ms. Lockhart stated that Van Metre has started clearing the property for the town homes and have a schedule blasts. She stated that Van Metre has sent letters to adjoining neighbors but staff would also post the information on the Town's website and social media. She also shared that she and the engineer have 3 active site plans under review and set for comments.

Ms. Lockhart shared that she would like to start a one-mile review committee. She stated that she would like the committee to be made up of 2 Planning Commission members, a Council Member and a ARB Member. She stated that this committee would be able to make comments on the one mile review applications that come to the office in a more efficient and timely manner.

Lastly, Ms. Lockhart shared information on the upcoming Haymarket Day and the current Farmer's Market.

A question was asked on the blight properties. Ms. Lockhart gave the Council her updates on the properties. There was also a suggestion for the new officers be introduced in the upcoming newsletter. A discussion also followed on the ARB training. Ms. Lockhart shared with the Town Council ideas about the ARB training and that the training is scheduled before their May regular meeting. Ms. Lockhart also shared of a resignation on the Planning Commission and that a term of another commissioner expires in June. Ms. Lockhart stated that either the Council finds two more people to fill those vacancies or reduce the number on the Planning Commission.

5. Town Engineer

Town Planner Emily Lockhart asked for any questions on the Town Engineer's report. Ms. Lockhart stated that the Town Engineer will be providing information on the park sidewalk, the paving of the Town lot and Jefferson Street turn lane project for the purpose of discussion at the upcoming budget work session. There was a short discussion on the data center project and drafting a resolution to submit to the County Board of Supervisors.

6. Town Attorney

Town Attorney Martin Crim asked for any questions on his written report. There were questions for Mr. Crim at this time.

XIII. Closed Session - As Needed

There was no need for a closed session at this meeting.

XIV. Councilmember Time**1. Bob Weir**

Councilman Weir did not have anything to report.

2. Joe Pasanello

Councilman Pasanello stated he was very encouraged by what he saw during the police department report.

3. TracyLynn Pater

Vice Mayor thanked the Police Department and also extended a heart felt thanks to the staff who has been coming out every Sunday to help set up the Farmer's Market.

4. Marchant Schneider

Councilman Schneider shared positive comments on the Farmer's Market and thanked the staff for coordinating it. He also shared that he spoke with the Mayor about doing a State of Town letter for the July newsletter highlighting this administrations accomplishments and next years goals. Mr. Schneider also shared that Van Metre has been doing a good job notifying the adjoining neighborhoods of their blasting schedule. Finally, Mr. Schneider stated that at a

previous meeting he suggested that Mr. Wooden make a presentation to the Council on the Crossroads Village Center updates. He stated that it didn't go as planned and apologized for putting the staff in a precarious position. He stated that if Council decided that they would like updates on complicated projects, it should be the staff to give the updates not the applicant.

5. Steve Shannon

Councilman Shannon thanked the citizens for coming out to voice their opinions. Mr. Shannon stated that the Council doesn't vote for popularity but for what they feel is best for the Town. Lastly, Mr. Shannon thanked Sergeant Davis for his hard work these past few months and is looking forward for the police department getting back up to 100%.

6. Chris Morris

Due to Councilman Morris' absence, there was no report from him.

7. Ken Luersen

Mayor Luersen thanked the staff and the Police Department for their extra efforts that they put in. Mayor Luersen shared that he will still have his Mayor's walk but will start and make himself available at the Farmer's Markets whenever possible.

XV. Adjournment

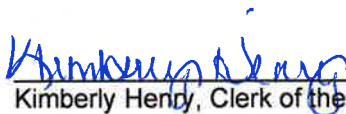
With no further business before theTown Council, Councilman Weir moved to adjourn with a second by Councilman Shannon. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bob Weir, Councilman
SECONDER:	Steve Shannon, Councilman
AYES:	Schneider, Pasanello, Shannon, Weir, Pater
ABSENT:	Chris Morris

Submitted:

Approved:



Kimberly Henry, Clerk of the Council



Kenneth Luersen, Mayor

Emily Lockhart

From: Nick P <njpulire@googlemail.com>
Sent: Sunday, May 2, 2021 10:18 AM
To: Emily Lockhart; Kimberly Henry; Chris Coon
Subject: Please read at Town Council Meeting **Crossroads SUP/townhomes**

Hello,

I hope you are all doing well. Only 30 days left for me in Korea then I'll be back to Haymarket after a year. Please read my comments below and enter into the record. Thank you.

>>>>>>

Nick Pulire, 6740 Bleight Drive. The town has a good zoning plan and it is often requested for SUPs, mostly to increase residential usage in a business zone. The town should not add more residential in already business zoned locations of town. The zoning plan was thought out, balanced, and mutually agreed upon by citizens for the future vision of the town. The developers benefit from throwing up the maximum of residential units, selling quickly, then moving on, but Haymarket must live with the decision to build so many homes for a very long time.

The property has always been an awkward shape and enclosed on 3 of the 4 sides resulting in a bottleneck issue for a single point of entry and exit onto Washington Street. I have personally seen multiple iterations when I was on the town planning committee of the proposed plan and each version of the plan struggles with the entrance and exit of the property. It will not be a wise choice to add these additional homes plus the associated traffic to the entry/exit bottleneck problem. The developer could use the land in a better way than multiple drive-thrus and dense townhomes. There is an opportunity to build a master planned space that encourages a walking and common space for town members to meet up. As proposed the current plan turns the property into a highly car reliant space that keeps members in their cars and not a good space for the town to feel like a town. If we wanted this type of living then we could live closer to DC.

I would like to see the developer wipe the plans clear and start over. They would get much further with the residents of Haymarket if we could see how this development will be mutually beneficial. As currently proposed, there are too many homes and restaurants in the planned space making it appeal as a highway rest stop versus a small town. Haymarket is unique and we have the chance to shape the last of the significant spaces in town. There are plenty of good examples of master planned spaces by Architect and Engineering firms across the country that draw in communities to have a place to meet and connect. Seaside, Florida, the town they filmed the Truman Show, is a great example of this. It has a main amphitheater with surrounding shops, sit down restaurants, and then a light residential home section that is connected easily by walking/biking paths limiting cars/traffic. You walk by your neighbors and strike up conversations as you walk your dog or just go see what concert or projector movie is playing at the amphithere. The kids have a safe, car free, green space to run around as parents can relax. It is a common space for a town with citizens that desire connection and the small town we all want to live in. Building as many homes as possible with drive-thrus does not speak to the spirit of Haymarket. We need to leave planning like the one proposed to some other highway pitstop town. Please reject the SUP for more townhomes and encourage the developer to develop a space like the one I described above.

Thank you.

Nick Pulire