



# 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, April 22, 2019

6:30 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 6:30 PM.

Chairman Matt Caudle called the meeting to order.

### I. Call to Order

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Present, Commissioner Tony James: Absent, Commissioner Aayush Kharel: Present.

### II. Walk to Town Park

After calling the meeting to order, Chairman Caudle invites the Commissioners to walk up to the town park to look at and discuss placement of the playground.

At this time, the Commission leave the Council Chambers to walk to the park.

The Chairman asks Ms. Lockhart to request a joint meeting with the Town Council to discuss playground location.

### III. Adjournment

#### 1. Motion to Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Matt Caudle, Chairman
<b>SECONDER:</b>	Steve Shannon, Councilman
<b>AYES:</b>	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
<b>ABSENT:</b>	Tony James

Submitted:

Approved:

  
Shelley M. Kozlowski, Clerk of the Council

  
Matt Caudle, Chairman





# TOWN OF HAYMARKET PLANNING COMMISSION

## PUBLIC HEARING/REGULAR MEETING

~ MINUTES ~

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

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Monday, April 22, 2019

7:00 PM

Council Chambers

A Public Hearing/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

Chairman Matt Caudle: Present, Councilman Steve Shannon: Present, Commissioner Nicholas Pulire: Present, Commissioner Tony James: Absent, Commissioner Aayush Kharel: Present.

### II. Pledge of Allegiance

### III. Town Planner Updates

Ms. Lockhart discusses with the Commission regarding public notice and public hearing process. She states that in the evening's packet is the Town Ordinances and State Code referencing these issues. It is the consensus of the Commission to receive an email prior to the public notice.

#### 1. Public Hearing Process and Notifications

### IV. Minutes Approval

1. Planning Commission - Regular Meeting - Mar 18, 2019 7:00 PM

Councilman Shannon moves to *accept the minutes from the March 18, 2019 Planning Commission meeting*. Commissioner Pulire seconds the motion.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Shannon, Councilman
<b>SECONDER:</b>	Nicholas Pulire, Commissioner
<b>AYES:</b>	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
<b>ABSENT:</b>	Tony James

### V. Public Hearing -- SUP#2019-001, Williams Holdings, 6604 & 6608 Jefferson Street

Chairman Caudle opens the public hearing.

Maria Turner, 6791 Fayette Street, addresses the Commission. Likes the look of the project, however, shares concerns with traffic, infill and lack of sidewalks with this proposed development.

Bob Weir, 6853 St. Paul Drive, questions why they are deviated from past practice. He feels that this process for this application is not best practice or transparent. Feels the application is not ready for prime time and incomplete. Shares concerns with the dimensions of the building, traffic impact and a special use permit definition for the proposed use. Recommends returning this to the applicant and scheduling a new public hearing after it is complete and Planning staff comments are addressed.

Joseph Pasanello, former Councilman and Vice Mayor, agrees with most of the comments made this evening and feels the process is backwards. He asks that the Commission take their time with this proposed development.

With no one else to speak, the Chairman closes the public hearing.

#### 1. SUP#2019-001, Williams Holdings 6604 & 6608 Jefferson Street, Mixed Use Development

## VI. Citizen's Time

Maria Turner, expresses concerns with the proposed two houses on the corner of Fayette and Jefferson specifically traffic and parking. Also shares concerns with the Quiet Zone being dropped from the budget and should look at developments in close proximity to subsidize the quiet zone as well as clean up the creek. She also states that she would like to remind Chief Lands that Fayette is a no thru truck road. She concludes that if the homes are not demolished before Zip Trip, she recommends canceling.

Joe Pasanello, thanks the Planning Commission for keeping the Quiet Zone in the CIP and discussed some funding options.

Bob Weir, St. Paul Drive, also shares concerns about the Quiet Zone expenditures and grants and references town minutes from January 6, 2014.

Dottie Leonard, 14801 Washington Street, expresses to the commission to use their sound wisdom when making a decision on tonight's proposed development.

With no one else to speak, Chairman Caudle closes Citizen's Time.

## VII. Agenda Items

### 1. Crossroads Village Center Final Site Plan Review

Town Planner, Emily Lockhart, addresses questions that she received from Commissioner Pulire.

Mike Massey from the engineering firm of Ross France, addresses the Commission to discuss the pedestrian access and community speed limit as well as pump station regarding landscaping and buffering, odor and noise. He also addresses a question concerning playgrounds in the commercial area. Mr. Massey states that it is not conducive, however, there will be outdoor seating areas. He also addresses questions about pad site 1, 2, and 3. He states that right now they are just pad sites with no defined users. Commissioner Pulire shares concerns with pedestrian/vehicle interaction in the B-2 zone.

Igor Levine, applicant, speaks more on the pump stations stating that they will sit back roughly a couple hundred feet or more from Sherwood Forest and there will be a 6 foot fence.

Comissioner Kharel *moves the Haymarket Planning Commission approve the Crossroads Village Center Final Site Plan with a conditional approval. The approval shall be conditional on the following items being addressed and approved by the Town Planner and Town Engineer; outstanding landscape comments, additional screening and buffering for the pump station and traffic calming.* Councilman Shannon seconds the motion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Aayush Kharel, Commissioner
<b>SECONDER:</b>	Steve Shannon, Councilman
<b>AYES:</b>	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
<b>ABSENT:</b>	Tony James

### 2. Haymarket Diner Site Plan, 6608 James Madison Highway

Ms. Lockhart gives a brief history of the property and explains plans for the parking lot.

Councilman Shannon *moves the Haymarket Planning Commission approve the Haymarket Diner Site Plan for 6608 James Madison Highway.*

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Shannon, Councilman
<b>SECONDER:</b>	Aayush Kharel, Commissioner
<b>AYES:</b>	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
<b>ABSENT:</b>	Tony James

## VIII. New Business

### 1. SUP#2019-001 - Williams Holdings, 6604 & 6608 Jefferson Street Special Use Permit

Ms. Lockhart shares concerns with the number of units proposed as well as the size of the building. Regarding the second concern, she indicates that there is a revised submission that is in the agenda packet.

The applicant, Michelle Williams, addresses the Commission. She introduces her team and describes her plan for her proposed building. She states that this is a mixed use development. She adds that the building will be 4 stories with 5 retail spaces on the ground level and 28 condominiums (1 and 2 bedrooms) with a large terrace and 63 parking spaces. She further adds that they plan on building the building to the property line in the front and a 10 foot buffer in the back. She further describes the elevations of the building and landscaping. She concludes that there are 3 special exceptions that she is asking from the town which include parking space exceptions, landscape buffer exception and building to the lot line in the front.

Questions and concerns from the Commission include traffic congestion, setback requirements and overflow parking.

Ms. Lockhart recommends to defer a decision this evening until some of the questions concerning the project can be addressed.

### 2. Morais - Aroma II Site Plan Review

Ms. Lockhart gives a brief overview of the applicant's site plan.

Lee Baines, Civil Engineer for Morais properties, addresses the Commission. He discusses parking, exit/entrances on the property, landscape buffer, lighting and hours of operation with the Commission and Town Planner. The Commission defers action until the next meeting.

Chairman Caudle asks the Town Planner to reach out to the neighbors to update them on the plans.

## IX. Old Business

### 1. McDonald's Site Plan Review, 6740 Lea Berry Way

Ms. Lockhart shares the proposed revisions to the McDonald's site plan. She states that one of the conditions was that they return to the Planning Commission. She adds that they are closing the first entrance to help resolve some of the stacking issues and that there will only be one exit and entrance into the parking lot. She further adds that she and the Town Engineer are still addressing some comments, however, she states that if the Commission feels ready she recommends a conditional approval.

Councilman Shannon moves that the Haymarket Planning Commission approve the McDonald's site plan as presented with a conditional approval. The conditions would be to address all outstanding Town Engineer and Town Planner comments. Commissioner Pulire seconds the motion.

There is no discussion on the motion.

### 2. Motion

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Shannon, Councilman
<b>SECONDER:</b>	Nicholas Pulire, Commissioner
<b>AYES:</b>	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
<b>ABSENT:</b>	Tony James

## X. Architectural Review Board Update

Commissioner Kharel, ARB Liaison, states that the ARB had just a few typical COAs at the last meeting.

## XI. Town Council Update

Councilman Shannon, Town Council Liaison, states that they voted on the Crepe Myrtle trees and discussed the Town Center, Proposed Budget and Sherwood Forest.

Ms. Lockharts adds that due to a scheduling conflict with a Town Council meeting, the Planning Commission May meeting will need to be changed. The Commission agrees on May 22, 2019.

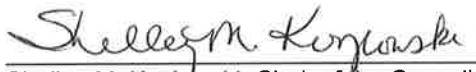
## XII. Adjournment

### 1. Motion to Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Steve Shannon, Councilman
<b>SECONDER:</b>	Aayush Kharel, Commissioner
<b>AYES:</b>	Matt Caudle, Steve Shannon, Nicholas Pulire, Aayush Kharel
<b>ABSENT:</b>	Tony James

Submitted:

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Shelley M. Kozlowski, Clerk of the Council

  
Matt Caudle, Chairman