



# 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 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

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

### II. Work Session - Zoning Text Amendment

Before going into the Zoning Text Amendment work session, Town Planner Emily Lockhart shared that Jackie Walker resigned from the Planning Commission effective immediately. Ms. Lockhart stated that she would put out notice of the vacancy.

Ms. Lockhart introduced Samantha Lewis to the Planning Commission. Ms. Lockhart shared that Ms. Lewis is the intern that has been researching some of the items from previous meetings. Ms. Lewis talked about the short term rentals,

After Ms. Lewis' presentation, Town Planner Lockhart stated that all previous edits have been made to the ZTA up to this point. Ms. Lockhart stated that she would like to pick up and work on Article 12 through Article 13. She stated that she would like to have the Architectural Review Board involved in the discussion of Article 14, which is the old and historic Haymarket district overlay section of the ZTA. Ms. Lockhart stated that her goal is to a final draft ready by the June meeting in order to hold a July public hearing.

The Planning Commission started working on the Industrial Zone. There was a suggestion to reduce the height of buildings from 50 feet to the same in the B-2 district to 45 feet. A question was asked on the definition of business support service. Ms. Lockhart shared that information with the Planning Commission. There was also a discussion on trash or refuse collection site. Ms. Lockhart showed the area of where this would be allowed. The Planning Commission eliminated the trash collection site in the Industrial Section. Ms. Lockhart struck the definition as well. There was also a question about broadcast, communication tower and utility service. It was recognized that there is only one tower in the district by communication services like AT&T could come and rent space on the tower. There was also a discussion on religious assembly was by-right yet entertainment establishment for adults was a by right use. After a short discussion, the Planning Commission decided to eliminate the use and the definition for entertainment establishment for adults. Ms. Lockhart stated that she would research changing religious assembly from a special use to a by-right and report back at the next meeting.

The Planning Commission went onto the Conservation District of the ZTA. Ms. Lockhart showed the map designating the area. There was a consensus of the Planning Commission to only allow garden center, greenhouse and utility service minor in the Conservation District. The Planning Commission also addressed the setbacks for Conservation District since no regulations were established. Ms. Lockhart stated that she will bring those to the Planning Commission at a later date.

The Planning Commission continued in the Zoning Text Amendment by reviewing and editing Article 14: Historic District. Ms. Lockhart briefly outlined the Historic District on the Town map. There was a brief discussion on shrinking the historic overlay district. Ms. Lockhart was tasked to bring the prior map and text change to the next meeting. Ms. Lockhart stated that she would also like the Architectural Review Board to make the first edits on the old and historic section and then pass it back to the Planning Commission. There was also a discussion on what is determined or what qualifying factors make an old building a historic building. The discussion continued on the process of tearing down the old buildings and erecting a new building.

Lastly, the Planning Commission started discussing the sign regulations. Ms. Lockhart stated the ARB has been addressing sign regulations in the Industrial District and B-2 and asked if the historic district shrinks, if the sign restrictions would be the same as the historic district. She continued to state that the

franchise businesses that come into the Town are used to a defined signage package. She shared that even though the ARB has worked with them from the franchise packages to be put up, however the Town is restrictive on size and height. Ms. Lockhart asked for Planning Commission input on the subject. A discussion followed. There was also a discussion on parasail and inflatable signs as prohibited. After their discussion, there was a consensus to enforce the regulations of prohibiting parasail and inflatable signs. Ms. Lockhart stated that she will research other jurisdictions that have historic districts and their sign regulations so that there can be further discussion on the subject.

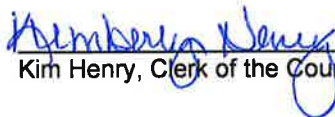
### III. Adjournment

Planning Commissioner Hallet moved to adjourn from this evening's work session with a second by Councilman Beyene. The motion carried.

#### 1. Motion to Adjourn

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

Submitted:

  
Kim Henry, Clerk of the Council

Approved:

  
Matt Caudle, Chairman