



PLANNING COMMISSION - PUBLIC HEARING/REGULAR MEETING

Tuesday, December 10, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

DRAFT MINUTES

I. CALL TO ORDER

A Public Hearing and Regular Monthly Meeting of the Haymarket Planning Commission was held this evening in the Council Chambers commencing at 7 PM. Chairman Alexander Beyene called the meeting to order.

PRESENT

Chairman Alexander Beyene
Vice Chairman Jerome Gonzalez
Commissioner Pankaj Singla
Commissioner Walt Young

II. PLEDGE OF ALLEGIANCE

Chairman Beyene invited everyone to stand for the Pledge of Allegiance.

III. PUBLIC HEARING

1. Public Notice

Town Clerk Kim Henry read the public notice into the record.

2. Citizen Comment

Chairman Beyene opened the floor for citizen comment.

The applicant addressed the Planning Commission regarding the request for their religion to hold services at the back end of the QBE building located at 14600 Washington Street. He stated that they currently do not have a space where they can hold their services. He provided information on the size of their congregation and the amount of services that would be held within a week. He also stated that this meeting place will be a place for the kids that they do not have now.

A parishioner stated that he supports all the comments from the applicant.

3. Close Public Hearing

With no other public comment, Chairman Beyene closed the public hearing.

IV. CITIZENS TIME

Chairman Beyene opened up the regular meeting and asked there were any citizens wishing to address the Planning Commission during this time. There were no other citizens present at this meeting.

V. MINUTE APPROVAL

1. Planning Commission - Regular Meeting: October 8, 2024

Commissioner Young moved to approve the Planning Commission minutes from October 8, 2024. Commissioner Singla seconded the motion. The motion carried.

**Motion made by Commissioner Young, Seconded by Commissioner Singla.
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Singla,
Commissioner Young**

VI. AGENDA ITEMS

1. Consideration of SUP #2024-002: Religious Assembly - 14600 Washington Street

Town Planner Thomas Britt started his report by giving the general zoning in Haymarket. He shared, as stated in his report, that religious assembly is only allowed by right in the transitional commercial district. He stated that all other districts require a special use permit for approval. He shared that the application before the Planning Commission is for the Haymarket Islamic Center which would like to occupy one of the tenant spaces at the QBE building located at 14600 Washington Street as a place of worship mostly focusing on the prayer services related to the Muslim faith. He stated that the space would be at the back end of the building. He shared that the tenant space is surrounded by a residential property and a multi use building within the County is adjacent to the property. He shared that the general use meets the definition in the Comprehensive Plan. He stated his concerns is with parking during special events but is in support of approving the SUP. Mr. Britt provided the parking range requirements and the parking spaces needed for the services from the applicant for Commission review. At this time, Mr. Britt invited the applicant to the podium for further questions and discussions from the Planning Commission.

The Planning Commission asked the maximum occupancy during the busiest day and time of prayer. The applicant stated that if there were more than 100 participants, they would have 2 services to accommodate the space. Commissioner Young raised about if there was any fire lane or restrictions considered. Mr. Britt stated that he would look into a potential fire safety concerns. Commissioner Gonzalez addressed the storage area in the back of the property and asked if that would be addressed to accommodate additional parking spaces. He also asked about the seating capacity within the space. The applicant stated that the space would be open with no seating. He stated that those who would come for prayer would be on lined up on the floor as their services begin. The applicant also addressed the storage area by sharing that he would need to speak with the owner to see if more spaces would be available. Mr. Gonzalez asked the applicant if they had a plan to help with traffic coming in and out of the property. The applicant stated that the intention is to carpool as much as possible. And also they do have a traffic team that would be directing vehicles on parking and safely exiting the property after services.

Chairman Beyene asked Town Planner Britt about the parking space requirements for the entire site. A discussion ensued about the parking requirements for the property and the parking concerns with the existing businesses using the green spaces for parking. There was also a discussion on the time of the services in respects to parking. Mr. Britt stated that he will come back the maximum number of occupants allowed through the fire marshall regulations and allowable parking spaces per unit along with how the traffic would flow on the property at the next meeting.

2. One Mile Review: Carver Road Subdivision

Town Planner Thomas Britt shared the information from Prince William County on the one mile review. He stated that it was a rezoning application and is at the intersection of Old Carolina and Carver Road. At this time, Commissioners Gonzalez and Singla stepped down from the dais due to a possible conflict of interest on the project. Mr. Britt shared that he didn't have any concerns with the proposed use. He shared that his only concern is in regards to traffic and increased student population on the schools. A short discussion followed on the subject. After the discussion concluded, Commissioners Gonzalez and Singla joined the rest of the Commissioners on the dais.

3. Planning Commission 2025 Meeting Schedule

Town Clerk Kim Henry presented the 2025 Planning Commission meeting schedule for review. Ms. Henry stated that there was a conflict for the November meeting. She stated that the meeting falls on Veteran's Day and recommended that the Commission meeting the next day. There was no objection for the Planning Commission to meet on November 12. The Planning Commission directed Town Clerk Henry to post the meeting schedule as presented.

VII. OLD BUSINESS

Town Planner Thomas Britt provided the Old Business updates. He shared that the Special Use Permit application from Chick Fil-a for a second drive through lane is being heard by the Town Council. He shared that a public hearing was held and that the Council asked for additional information for their next meeting before making a decision. A short discussion followed.

VIII. NEW BUSINESS

Town Planner Thomas Britt did not have any New Business updates.

IX. ARB UPDATES

Town Planner Thomas Britt provided the Architectural Review Board updates. He shared that the ARB approved the demolition of the single family homes on Bleight Drive and are reviewing the exterior elevations for the proposed townhomes. He shared that the ARB also considered a sign permit application.

X. TOWN COUNCIL UPDATES

Chairman Beyene gave the Town Council updates. He shared that at the December meeting, the new Town Council was sworn in and there were some recognitions from Haymarket Day. He stated that a public hearing was held on the Chick Fil-a Special Use Permit application and that the Town Council will likely make a decision at the January 6th meeting once they receive additional information from Mr. Britt and the applicant. He also shared that the Town Council approved the strategic plan that they have been working on.

XI. ADJOURNMENT

With no further business before the Planning Commission, Commissioner Singl moved to adjourn seconded by Commissioner Young. The motion carried.

**Motion made by Commissioner Singla, Seconded by Commissioner Young.
Voting Yea: Chairman Beyene, Vice Chairman Gonzalez, Commissioner Singla,
Commissioner Young**

Submitted By:

Approved BY;

Kimberly Henry, Clerk of Council

Alexander Beyene, Chairman

DRAFT