



PLANNING COMMISSION - REGULAR MEETING

Tuesday, March 10, 2026 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 Regular Meeting of the Planning Commission of the Town of Haymarket, VA was held this evening in the Council Chambers, commencing at 7 pm.

Chairman Jerome Gonzalez called the meeting to order.

PRESENT

Chairman Jerome Gonzalez
Vice Chairman Justin Baker
Commissioner Walt Young
Commissioner Mahmoud Omer

ABSENT

Commissioner Jeff Kress

II. PLEDGE OF ALLEGIANCE

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

III. CITIZENS TIME

There were no citizens present at this evening's meeting wishing to address the Planning Commission.

IV. MINUTE APPROVAL

1. Planning Commission - Public Hearing/Regular Monthly Meeting: January 20 ,2026

Vice Chairman Baker moved to approve the public hearing/regular monthly Planning Commission minutes from January 20, 2026. Commissioner Young seconded the motion. The motion carried.

**Motion made by Vice Chairman Baker, Seconded by Commissioner Young.
Voting Yea: Chairman Gonzalez, Vice Chairman Baker, Commissioner Young,
Commissioner Omer
Absent: Commissioner Kress**

V. AGENDA ITEMS

1. Consideration of Rezoning Application at 14600 Washington Street

Chairman Gonzalez stated that the Commission is considering REZ#2025-001; a rezoning application for 14600 Washington Street. He asked Town Planner Lydia Schauss to lead the

discussion. Ms. Schauss updated the Commission on the re-submission taking into consideration the comments from the public hearing. She recapped stating that the property is 8.8 acres zoned B-1. She stated that the application is for 7.2 acres to be zoned R-1 and the rest would remain B-1. She stated that the applicant decided to keep the Cookies and Cream building where it currently stands. Because the building will remain, Ms. Schauss shared that 4 townhomes will be placed facing Washington Street located at the far west front be noted end of the property. She also shared that a pergola will be placed in front of the QBE building green space area. The back units toward Alexandra's Keep, the townhomes will be facing outwards. She stated that the applicant has made a large effort to meet a lot of the criteria that the Town has asked for from the last meeting and has communicated frequently with the Town on the needs. Ms. Schauss stated that one of the biggest concerns that came from the public was pedestrian safety. Upon approval from VDOT, the applicant has included a crosswalk on Washington Street at Greenhill Crossing with sidewalk improvement. She continued by stating that the Town is requesting renderings and list of all safety mitigations for the crosswalk be included. She stated that she understands that it is subject to VDOT approval but the staff would like to see what it would look like. She also stated that the Town is requesting no parking signs on the property side of Bleight Drive be installed upon VDOT approval.

Ms. Schauss stated that previously the Town asked for a number of surveys regarding archeological historic elements for the property. She stated that both the old schoolhouse known as the QBE building and the Lewis Home known as Cookies and Cream are on the Town's historic resource list. She stated in lieu of environmental constraints and with the Lewis Home not being moved, the Town is waiving those surveys but are asking for safety mitigations protecting both buildings during pre-construction, if the rezoning is approved. She stated that at the last meeting, the Town asked for clear depictions of all set-backs and buffers which was provided in this re-submission except for the B-1 and shared parking. She continued to state that the Town is waiving a landscaping buffer but is asking for an additional fence line be put in to help with noise protecting the residents at Robinson Manor. She also stated that additionally staffed asked to see architectural elevation renderings and conceptual housing styles. Ms. Schauss shared that there is a town home rendering in the packet but is asking for a rear rendering as well. In terms of storm water management, she stated that the Town recognizes that an underground retention facility has been included and is within the Town Code zoning ordinance. She gave a list of the town homes and asked that these units show that they are smaller than the other units. She stated that the narrative is dependent on the Architectural Review Board demolition permit approval. She explained that the rear portion of the QBE building will be demolished and if not approved by the ARB it would affect the town home build out. Ms. Schauss stated that staff is asking for architectural concepts for both historic buildings. She stated that in a previous meeting there will be a pedestrian breezeway at the school building and that staff would need to know any kind of work done to the building and the Lewis home building since they are both historic structures. She also asked for any and all signs including no parking signs, marquee signs, any interior signs including no outlet signs as well as the front facade fencing be noted on the Z map. She asked for any development phasing plans be included in the narrative for discussion. Ms. Schauss shared that staff reviewed the updated traffic impact analysis study and the town would like to note that transportation be considered for the long term in the development build out. At this time, Ms. Schauss gave the floor to the applicant for further discussion of the resubmission with the Planning Commission.

Mr. Kirk Johnson and Mr. Shavon Dosky, the applicant and owners of Greystone Companies, presented the revised plan to the Planning Commission. Mr. Johnson gave a brief history of properties that they have developed and shared that they have been working on this property for approximately a year to come up with the best plan for the property. Mr. Johnson went over some of the changes on the plan. He stated that there will be an open pedestrian pass-thru in the old school house building for access to parking from either side of the building. He showed the crosswalk on Washington Street from Greenhill Crossing which will hopefully slow down traffic. He also shared that they will be leaving the Lewis Home at its current location and will be

using the building for a community center of the development with a green space. With the Lewis home not moving, this would push 4 town homes to the front of the property against Washington Street. Mr. Johnson stated that the front of those 4 units will be brick to match the existing buildings in town. He continued to share that the company will be investing a lot in the school building making it better for the tenants. Mr. Johnson also shared that they will be adding curb and gutter to Bleight Drive and will be adding no parking signs on east side of Bleight adjacent to the property. They will be adding extensive sidewalk inside and around the perimeter of the whole site to include a sidewalk on Washington Street that fits the design of the Washington Streetscape. They are adding a right turn lane into the property on Washington Street at the main entrance and abandoning the exit lane at the back of the building.

Mr. Dosky addressed the traffic concerns that was raised at the public hearing and among the Planning Commission. He showed a condensed version of the traffic study focusing on Greenhill Crossing and Bleight Drive. He showed the data of average times for peak AM and PM hours currently and the future if the property was developed for left hand turns out of Greenhill Crossing and Bleight Drive. He stated that with the crosswalk installed this would possibly help with traffic by giving more ample time for those needing to make left hand turns onto Washington Street. He also showed residential use versus commercial use for the property. Going residential is a down zoning with much lower density and impact and that it supports the current existing businesses. They showed the conceptual elevation of the town houses for the property. In summary, Mr. Dosky stated that the company worked hard at incorporating the community and town feedback, they recognize that traffic is already an issue, residential fits in to the existing character of the surrounding properties, preserving vital community assets, enhancing the Washington Street streetscape, enhancing vehicular and pedestrian safety, investing in safe entry and exit lane onto the property, enhance the old school building for the current tenants to have a nice building and have maintenance taken care of putting the property in good condition and the cleaning up the property for better storm water management.

At this time, Town Planner Lydia Schauss opened the floor for discussion between the applicant and the Planning Commission. A question was raised about having the crosswalk at both sides of Greenhill Crossing. A representative stated that there would only be one crosswalk for safety purposes in order to keep pedestrians contained. A question was raised on the traffic study and the discussion followed on the amount of time it generally takes to get out of Greenhill and Bleight onto Washington Street. Discussion also followed on the strategy for exiting the property that could possibly help those on Bleight. Commissioner Young gave an example of the exiting strategies he was suggesting. The applicant stated that they would look into his example. Chairman Gonzalez also questioned the traffic study and the lane configuration changes. Commissioner Omer asked if there was a study that would support a traffic light at Greenhill Crossing. The applicant stated that the traffic study would not support a traffic light. Vice Chairman Baker asked about the relocation of the businesses into the school building. The applicant stated that they are working with Cookies n Cream and the dance studio to be relocated in the building. Mr. Baker also asked if a streetlight could be installed at Greenhill Crossing crosswalk. Town Planner Lydia Schauss shared that the applicant submitted that there will be lights in accordance to what the Town requires. There was also a question if the crosswalk will be of stamped concrete. Town Engineer Katie McDaniel stated that it will match the crosswalk at the Town Park. Chairman Gonzalez also questioned if a round about was considered in the 20 year future analysis. The traffic engineer for the applicant stated that they did not but it could easily be done. Chairman Gonzalez also addressed his concerns toward the back of the property and emergency vehicle access on the back of the townhomes that are a dead end. The engineer shared his conversation with PWC fire marshal by stating that if the front of the homes were built with a non combustible material, they would waive the dead end length requirement. Town Planner Lydia Schauss asked that the discussion with the fire marshal be added into the narrative. Chairman Gonzalez also asked about the buffering between the Robinson Manor property and the back of the school house building. The engineer shared that they will put in not only fencing but landscaping to help soften the fence line. There

was also a question from Chairman Gonzalez on the location of the storm water and buffering between the town homes and Alexandra's Keep. The engineer shared that there will be a linear under ground storm water at the back corner of the property and that Alexandra's Keep currently has a landscaping buffer. He stated that there will be an opportunity for additional landscaping in the area of the stormwater trench. Chairman Gonzalez questioned the amenities and the possibility of a small playground in the back portion of the community center. Mr. Dosky stated that there will be a play area, it's just not in the designs yet. Lastly, Chairman Gonzalez commented on the brick front of the town homes and shared that he appreciated that the applicant kept the design and renderings the same as those in the area. Mr. Gonzalez asked that all references in the narrative are consistent and correct according to the Town's zoning. Commissioner Omer questioned the parking spaces on the property. Mr. Dosky showed the parking spaces planned for the property. After the discussion on the re-submission, Chairman Gonzalez thanked the applicant for the updates and that the Planning Commission will be making a decision at their next meeting in April.

2. Discussion on the Town's FY27 Capital Improvement Plan

Town Manager Emily Kyriazi shared that each year during the budget work session season, in preparation for the next fiscal year, the Town Council reviews the 5 year capital improvement plan. She stated that she comes to the Planning Commission on what the Town Council is proposing, what they are working on and to make sure it aligns with the Planning Commission's vision and the Comprehensive Plan. Mrs. Kyriazi shared even though the Comprehensive Plan is outdated, the office is now fully staffed and the Comprehensive Plan is a top priority. She presented the CIP and she went over each item. Discussion followed on the streetscape and street lights. Mrs. Kyriazi proceeded with the Town Center property and shared that Council has started looking at funding for the project. She proceeded to the Town Park and that Council is in the middle of the engineering phase of the project. She continued with the administrative section of the CIP and shared that the staff is working on updating the Town's website which should be active by the end of this fiscal year. Mrs. Kyriazi also shared that Council is looking to replace the maintenance vehicle during this fiscal year. She also shared that the police department is on a rotation schedule of replacing the police cruisers. She continued updating the police department tools, such as body and in car cameras, e-summons and the like that has been implemented. Mrs. Kyriazi shared that Council is not discussing public parking at this time as it did not make the priority list in the strategic planning document. Mrs. Kyriazi asked the Planning Commission for any input on the CIP. There was a question on the funding. Mrs. Kyriazi shared that Council is ready to begin the work on the Town Hall property in the next fiscal year, which is why the number is so high as compared to other years. She also shared in regard to the Town Park, there are not good cost estimates yet to determine the funding for this year. But should have those related costs for FY28 budget. There was also a discussion on the funding sources.

After a short discussion, Mrs. Kyriazi stated that the CIP will be on the April agenda for Planning Commission to make any suggestions to the Town Council prior to the budget public hearing in May.

VI. OLD BUSINESS

Town Planner Lydia Schauss gave the Old Business updates. She shared some of the projects that staff is getting ready to finalize. She shared that staff is working to get the violations on Jefferson Street up to code. She also shared that Kiddie Academy is open. She shared that staff received a resubmission for two homes to be built on the vacant lots on Fayette Street. Ms. Schauss provided an update on the hotel site and a retail site in Crossroads Village Center. She shared Chick Fil-a is moving forward on the drive through expansion. She shared the date that construction will begin and the the business will remain open during construction.

VII. NEW BUSINESS

Town Planner Lydia Schauss gave the New Business updates. She shared that the Town Council secured a lease with Arts VanGo to occupy the Town Museum building for a youth based arts education. She shared that the Open House was March 14. She shared some of the long term projects such as updating the Town's zoning ordinance and updating the comprehensive plan. A short discussion followed.

Lastly, Ms. Schauss shared the start date of April 12th for the upcoming Farmer's Market season. She shared that there will be over 50 vendors and encouraged everyone to come out and support local.

VIII. ARB UPDATES

Town Planner Lydia Schauss gave the ARB updates. She shared that the Board did not meet in February but will be meeting on March 18th with a several items on the agenda.

IX. TOWN COUNCIL UPDATES

Councilmember Baker shared the Town Council updates. He shared that the Council presented a proclamation to the American Red Cross declaring March as Red Cross Month. He also shared that Council adopted the Town's investment policy and the revised strategic plan. Mr. Baker shared that the Council will start working on the FY27 budget at the March work session. He shared that public hearing dates for the real estate and FY27 fiscal year.

X. ADJOURNMENT

With no further business before the Town Council, Vice Chairman Baker moved to adjourn seconded by Commissioner Omer. The motion carried.

Motion made by Vice Chairman Baker, Seconded by Commissioner Omer.

Voting Yea: Chairman Gonzalez, Vice Chairman Baker, Commissioner Young, Commissioner Omer

Absent: Commissioner Kress