



PLANNING COMMISSION - REGULAR MEETING

Tuesday, July 08, 2025 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 was held this evening in the Council Chambers, commencing at 7 PM.

Chairman Jerome Gonzalez called the meeting to order. Mr. Gonzalez recognized and welcomed Councilmember Pasanello and Vice Mayor Gallagher to the evening's meeting.

PRESENT

Chairman Jerome Gonzalez
Vice Chairman Justin Baker
Commissioner Walt Young

ABSENT

Commissioner Dave Capossela

II. PLEDGE OF ALLEGIANCE

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

III. CITIZENS TIME

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

IV. PRESENTATION: DISCUSSION ON 14600 WASHINGTON ST WITH GRAYSTONE PROPERTIES - Shivon Dosky/Kirk Johnson

Town Planner Thomas Britt introduced Shavon Dosky and Kirk Johnson from Graystone Properties to the Planning Commission. He gave a brief description of the plans that Mr. Dosky and Mr. Johnson would like for the Planning Commission to hear and consider. Mr. Britt invited them to the podium for their presentation for the Commission to give any feedback on their idea.

Mr. Johnson started the presentation by introducing themselves and gave a explanation of the concepts they have for the QBE property that is located at 14600 Washington Street. He shared that they are looking for as much input as they can before possibly submitting an application. They presented a townhouse development plan for the property laid out two different ways: parallel and perpendicular. They asked for feedback on what the Commission liked or disliked about each option. They stated that the existing building would remain as is except for approximately 100 of the back end, which would be taken down because it's not functional for leasing. They shared that the Cookies and Cream building would be relocated to the front of the property in the front corner lot of the QBE building. Mr. Dosky stated that there is no intent of tearing down the Cookies and Cream building. He stated that they would sure it up in order to move it.

Chairman Gonzalez shared his concerns about the density which ties to traffic and parking. He also stated that he would like to see the units broken up for 8 stick units to possibly 4. He also shared that he appreciated the driveways but was concerned about the availability of guest parking. He

asked if the far back corner could be some kind of amenity space. Mr. Dosky shared that the space would be probably be the storm water area. He shared that they are looking at the front area around the Cookies and Cream area for some amenity space. He also shared that these plans were exactly what was presented to the Town Council. Mr. Dosky shared that they are looking at a lay out with a shrub or greenery barrier that would front along Washington Street with a small fence line behind the shrubs so that children could safely play. He continued to state that they are looking at parking designs that will be beneficial for the businesses there and for guests. He stated that the current parking is not ideal on the property. He also shared that since their meeting with the Town Council, they have met with VDOT and their traffic people for traffic counts. Mr. Dosky shared their idea regarding entry and exit from Blight Drive and it's impact on traffic. Mr. Johnson shared that the property is currently zoned commercial. He stated that it would be a down zoning to mix used and would likely be lower density and traffic. They shared that there is a green space area in the middle of the perpendicular design for children to play. The Commission did not like that the green space for public use would possibly be someone's back yard. A discussion followed on the existing shrubbery or trees and if they would remain.

Commissioner Young stated that he liked the parallel concept better because it sets back more from Washington Street. He also stated that he didn't like the green space between the units in the perpendicular concept. Mr. Young stated that he felt that it would not give those townhomes very much privacy. He also shared his concern about the shared parking lot with the businesses.

Councilmember Baker asked about the garage size for the units. Mr. Dosky stated that they would be two stall garages. Mr. Dosky also shared that they try and make the streets more narrow than usual as to help with traffic calming in the development. Chairman Gonzalez also brought up fire access and the ease for firetrucks in both designs. He stated he felt the parallel design would be easier and more feasible for fire and safety vehicles to gain access. The engineer from Graystone answered the question on the accessibility for fire trucks and the buffer that would be on Bleight Drive. There was also a question to the engineer about the major differences between the parallel and perpendicular design. The engineer provided some answers in the design differences.

Councilmember Baker asked about the entry/exit point on Washington Street. Mr. Dosky shared that they are looking at a solution to that based on the comments from the Town Council. He said that they are doing an traffic impact study and their conversation with VDOT. He also addressed if it would impact the schools. Mr. Dosky shared that they have not ruled out a 55+ community or even the possibility of villas. He shared that he is not positive on which way they will go.

After the discussion, the Planning Commission shared that they preferred the parallel design and asked to consider eliminating the 3 townhouse separate from the rest at the back part of the property for green space.

V. APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN

Chairman Gonzalez shared that every July the Planning Commission must appoint a new Chairman and Vice Chairman for the fiscal year.

Commissioner Young nominated Jerome Gonzalez Chairman of the Planning Commission. Councilmember Baker seconded the nomination.

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

With no other nominations, Councilmember Baker moved to appoint Jerome Gonzalez as Chairman for the next fiscal year. Commissioner Young seconded the motion. The motion carried.

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

Commissioner Young nominated Justin Baker for Vice Chairman. Chairman Gonzalez seconded the motion.

Motion made by Commissioner Young, Seconded by Chairman Gonzalez.

With no other nominations, Commissioner Young moved to appoint Justin Baker as Vice Chairman for the next fiscal year. Chairman Gonzalez seconded the motion. The motion carried.

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

VI. MINUTE APPROVAL

With no edits, Councilmember Baker moved to adopt the minutes from June 10, 2025. 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
Absent: Commissioner Capossela**

1. Planning Commission - Regular Monthly Meeting: June 10, 2025

VII. AGENDA ITEMS

1. Planning Commission By-Laws

Town Clerk Kim Henry shared that she made all of the requested edits that the Planning Commission brought forth from their last meeting. Ms. Henry showed the Planning Commission the edits were made. She stated that if the Planning Commission was satisfied with the edits, she would recommend the adopting the by-laws as presented.

Commissioner Young moved that the Haymarket Planning Commission adopt the revised Planning Commission By-laws, as presented, effective July 8, 2025. Councilmember Baker seconded the motion. The motion carried by a roll call vote.

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

2. Code of Ethics - New Draft

Town Clerk Kim Henry shared that at the Town Council meeting held the evening before, the Council directed the Town Attorney and Ms. Henry to work on editing some language in the document. She stated that she would like to table this discussion until the edits have been made and she will bring it back to the Commission at a later date.

VIII. OLD BUSINESS

Town Planner Thomas Britt provided the Old Business updates to the Planning Commission. He shared that staff is still waiting on bond submission for the 11 townhomes that will be constructed on Bleight Drive. He stated that he will continue to update the Planning Commission as the project gets closer to construction. He also shared that he is waiting on the site plan for the SUP that was

approved for the religious assembly at 14600 Washington Street. Mr. Britt shared that he has received the first submission from Chick Fil-a on the site plans for the drive thru expansion.

IX. NEW BUSINESS

Town Planner Thomas Britt provided New Business updates. He shared that he is waiting on comments from outside agencies that the Karter School has submitted to so that they can proceed with bringing the site plans before the Planning Commission.

X. ARB UPDATES

Town Planner Thomas Britt shared the ARB updates with the Planning Commission. He stated that there has been sign applications that are being reviewed by the ARB. He also shared that they are continuing to go through and edit the Guidelines. He shared that Mr. Capossela, the liaison from the Planning Commission, has been working on some flow charts to help citizens with the application process. He stated that once those are completed, he hopes that Mr. Capossela will be able to present something similar for the Planning Commission as well.

XI. TOWN COUNCIL UPDATES

Councilmember Baker provided the Town Council updates. He shared that the Council information about the recent Government Open House Day that took place on June 13th. He also shared that Councilmember Ramirez and staff is starting to plan a Youth in Government event geared for high school students in the near future. Mr. Baker stated that the Council re-appointed Jerome Gonzalez to the Planning Commission and have interviewed two applicants to fill the vacancy seat on the Planning Commission. He shared that Council has been working on an RFP for the pavilion at the Town Park. He also shared that the Council has been working on revising the Outdoor Events Ordinance. Lastly, Mr. Baker gave the town events dates for August.

XII. ADJOURNMENT

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

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