



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Memorandum

To: Honorable Mayor and Town Council
From: Justin Baker, Planning Commission Liaison
Re: December Planning Commission Report

The Planning Commission held a public hearing at their last meeting on December 09, 2025.

1) Agenda Items — Actions & Outcomes

1. **REZ #2025-01 — 14600 Washington Street (Rezoning)**
 - Action: Public hearing date set for **January 20, 2026**.
 - Notes: Public comment included remarks addressing the rezoning rationale for 14600 Washington Street. No final recommendation recorded at this meeting (public hearing scheduled).
2. **Chick-fil-A — Drive-Through Expansion (Site Plan Review)**
 - Action: Site plan materials were reviewed. Additional documents were submitted by staff during the meeting; the Commission paused to review those materials prior to voting.
 - Motion: After review, a motion was passed to forward the matter to **Town Council for review**.
3. **One-Mile Review — Lumina (REZ 2026-00020)**
 - Action: One-mile review discussion conducted; Commission members provided comments on the proposal.
 - Public Input: A citizen spoke in support of the Lumina one-mile review and provided supporting reasoning.

2) Public Comment

- A member of the public addressed the Commission in favor of the One-Mile Review (Lumina) and also presented rationale related to the proposed rezoning at **14600 Washington Street**. Comments were received and entered into the meeting record.

3) Procedural Notes

- The Commission took a brief recess to review newly submitted staff documents before proceeding to vote on the Chick-fil-A item.
- Where applicable, items were forwarded to Town Council for further consideration.

4) Next Steps / Follow-up

- **REZ #2025-01 (14600 Washington St.)** — Public hearing to be held **January 20, 2026**; staff to ensure public notice and packet distribution in accordance with statutory/municipal requirements.
- **Chick-fil-A Drive-Through Expansion** — Item forwarded to Town Council for review; Commission staff to transmit meeting record and reviewed materials.
- **Lumina One-Mile Review (REZ 2026-00020)** — Commission comments recorded; anticipate further staff follow-up or scheduling per standard review process.