



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

Memorandum

To: Council
From: Alexander Beyene, Planning Commission Liaison
Re: Planning Commission Liaison Monthly Report

The Planning Commission meeting on August 13, 2024 included and addressed the following:

- SUP #2024-001: Chick-Fil-A Drive Thru Expansion
 - The expansion of the drive through (extending the two-lane drive through to the payment/serving window) is intended to expedite mobile order pickup for customers and provide a more efficient service through the drive through lanes. The applicant has stated that in the short term the expanded lane will function as a bypass, but in the long term it will serve as a pick-up point for mobile orders, termed “mobile-through” by the applicant.
 - Town Staff recommend denial of the SUP based on the following:
 - The proposed drive through may have the following negative effects on the site and the surrounding area: increase of traffic, decrease in driver access to the site and to adjacent businesses, inconsistent safety hazards associated with the drive through design, potential detrimental effects to the operations of adjacent businesses, and inconsistency with the standards set for the section of Town in the Haymarket Comprehensive Plan.
 - Similarly, the Commissioners also raised concerns regarding increase in traffic and safety.
 - The Planning Commission chose to postpone making a final decision on whether to approve or deny the Special Use Permit until their next monthly meeting. In the meantime, commissioners provided comments/questions that are intended to be addressed by the applicant prior to or at the next meeting.
- Zoning Text Amendment Discussion - Historic District Overlay
 - The Town Planner is preparing to amend the Zoning Ordinance to better reflect the current needs of the Town of Haymarket and to preserve any remaining historic character in the main road corridors of the Town, and a selection of historic and other structures on the East side of the Town. As part of the drafting process for a zoning text amendment of the Historic District Overlay, the Town Planner also presented an amended historic district overlay map to the ARB for their comment in the May 10th ARB meeting.

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- The Town Planner also provided draft ZTA and Historic District Overlay Map for the Planning Commission's comment. Previous drafts of the Historic District Overlay Map were also provided to the Planning Commission's as a reference.

Respectfully Submitted,

Alexander Beyene