



PLANNING COMMISSION - PUBLIC HEARING/REGULAR MONTHLY MEETING

Tuesday, January 20, 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 Public Hearing and Regular Monthly 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/Councilmember Justin Baker - attended via Zoom

Commissioner Walt Young

Commissioner Mahmoud Omer

Commissioner Jeff Kress - left the meeting early

II. PLEDGE OF ALLEGIANCE

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

III. OATH OF OFFICE

At this time, Town Clerk Kim Henry gave the Oath of Office to Mahmoud Omer, the newest member of the Planning Commission. Mr. Omer filled the unexpired seat of Dave Capossela, who was appointed to the Town Council.

IV. PUBLIC HEARING

1. Notice of Public Hearing

Town Clerk Kim Henry read the Public Notice into the record.

2. Applicant Report

Shavon Dosky and Kirk Johnson from Graystone Companies, the applicant, provided a presentation on the proposed rezoning. Mr. Johnson shared that the company is the contract purchaser of the property located at 14600 Washington Street. He shared that they have completed projects similar to this in the Blacksburg, VA area.

Mr. Dosky started his presentation on how the area looked when he first moved to the Haymarket area in 1999. He shared that they have a contract on the property contingent on the rezoning being approved. Mr. Johnson showed what the property could look like if it was left as a commercial by right site by showing the site they developed in Blacksburg. Mr. Dosky shared that the company felt it was too challenging to do all commercial on the site. So they came up with a mixed use by keeping the current building as commercial and making a little over 7 acres of the property residential. Mr. Dosky shared that with living in the Haymarket area, he

understands that traffic is already an issue. He also shared that he understands the residents would like to keep the grass area. However the current owner is going to sell. So the grass area would no longer exist. He shared that developing the site as residential it would be considered downsizing. He showed a graph on the traffic impact analysis study. Mr. Johnson presented two concepts for the property with preserving the existing buildings. Mr. Johnson stated that they looked at internal and external vehicular access and pedestrian circulation. They also shared that VDOT would not allow the exit access behind the building which would require a two way entry and exit lane at the front of the building. Mr. Dosky showed the submitted plan and stated that they are having a conversation with the Town on allowing the townhomes to be 3 story as opposed to what zoning allows, which is 2 story. He shared that they went from 62 townhomes to 58 providing more green space, preserving the Lewis home by moving it in front of the schoolhouse and making it a community center for the development, improving vehicular flow by having a two lane entry/exit point, improving pedestrian safety by installing public sidewalks throughout the development and on Bleight Drive, installing a right turn lane into the property on Washington Street and preserving the schoolhouse building and offering space to the business affected by the move of the Lewis home and the business in the back part of the building to a different space within the building. After speaking with the Town staff about their concerns of moving the Lewis Home, the group revised the plans that would keep the Lewis home at its current location and reconfigured the townhomes. In summary, Mr. Dosky acknowledged that traffic is already an issue. He also summarized that this rezoning is downsizing, the property owner will sell and develop the property and this would be the best option so that some green space will be kept, they would use the existing character of the building and preserve the businesses that are currently there and they would enhance the streetscape and safety of the area.

3. Staff Report

Town Manager Emily Kyriazi thanked Mr. Dosky and Mr. Johnson for their presentation. Mrs. Kyriazi proceeded with the staff report of the application. She stated that she would like to start her report by giving some background and history of the property for the citizens to understand how the property has come to be over the years. She stated that the property is currently zoned B-1 which means it is approved for low density commercial uses that one would typically find in a downtown area. The property in total is 8.48 acres. Prior to 2013, the property was split between the Town of Haymarket and Prince William County. She shared that when the property was in the hands of the County, it operated as a public school and all the green space was used for school use. She shared that when Prince William County School Board decided to sell the property multiple bids were submitted with Shawn Landry winning the bid to purchase in 2013. She continued to share that Mr. Landry went through the process of a boundary line adjustment and annexed the entirety of the property into the Town of Haymarket. With the purchase of the property, proffers went along with it. During that phase, Prince William County parks and rec leased the field from Mr. Landry to operate as baseball fields for the community. The rental lease agreement ended in 2023. Mrs. Kyriazi stated that parks and rec stopped utilizing the fields as frequently due to the increase traffic safety on Washington Street. She stated that as it sits today the entirety of the property is privately owned and that there is no portion of the property designated for public use.

She continued with the timeline of the rezoning application being considered. She shared that the applicant is proposing to rezone 7.25 acres of the parcel to R-1 and submitting an application for 58 townhouse units to go on the site. She stated that the zoning for R-1 allows for 8 townhouse units per acre which maxes out the entirety of the 7.25 acres if rezoning is approved. A portion of the property will remain B-1 which will house the brick building and a portion of land around the building for parking. There is a waiver discussion regarding parking on site. Mrs. Kyriazi shared the timeline when the applicant approached the Council and Planning Commission with their original concept to get general feedback.

When the application was submitted in the fall, a discussion ensued regarding the Lewis Home, known as Cookies and Cream. She gave a brief history on that building and how it ended up on the property. She stated that when the applicant shared that they would like to move the building, Mrs. Kyriazi said she had some concerns with the integrity of the structure knowing that it had already been moved to the property approximately 10 years ago. She shared that both the Lewis Home and the old school building are historic structures in the Town and that her hope is that the integrity of the structures remain and maintained.

She continued with the new traffic pattern into and exiting the property will affect the neighboring communities, especially those in Greenhill Crossing trying to make a left onto Washington Street out of their neighborhood. She stated that staff is continuing the conversation with the applicant on how traffic will be mitigated in this area. She also mentioned the proposed entry/exit point from the development onto Bleight Drive. She shared that there is still concerns on traffic mitigation and what the new entry/exit point would look like for the current residents in the area. She shared that they are in review of the application and the impacts to the school system. Mrs. Kyriazi stated that staff is waiting comments from the school board as well as Prince William County government. She stated that once staff receives the comments, she will share that with the Planning Commission. At this time, Mrs. Kyriazi gave the floor back to Chairman Gonzalez.

4. Citizen Comments

Chairman Gonzalez opened the floor for citizens comments of the public hearing by calling on those who signed up to speak first. The following were those who spoke and a short opinion:

1. Kristen Lucay - concerns that this would affect the small town feel and how it could impact small businesses and requested to keep it commercial for small businesses like Cookies and Cream.
2. Peter Kirk - owner of Italia Performing Arts located in the school building. He said that after just opening 6 months ago and spending a lot of money to make their space useful, they will have to move to another space in the building because the back portion of the building will be removed. He shared that he is not happy about the situation because they are left with uncertainty.
3. Carmen Sabia owner of Ghosted Concepts and Cookies and Cream. He shared that he has met with the applicants and has had good conversation with them. He stated that there is room for him to operate Ghosted Concepts in the old school building and working with the applicant on that process. He supports the rezoning application.
4. Jason Doussett, owner of Battlefield Jiu-Jitsu who operates from the QBE building, shared that his history with the building goes back to the early 80's. He shared that he operates his business in the same space that used to be the gymnasium in elementary school. He shared that he has seen a lot of changes in Haymarket and that he has seen the proposed plan for the site and supports the ideas of the applicant. He shared that the last thing Haymarket needs a high density commercial site and this plan would eliminate that possibility.
5. Diana Fair is concerned with the amount of town houses and the traffic that comes with it. She feels there could be a better use of the property.
6. Greg Terrie who lives at the corner of Bleight Drive and Dogwood Park Lane shared his concerns if parking would be allowed on Bleight Drive and asked if there would be a widening of Bleight to accommodate the traffic flow. He stated his biggest concern is getting onto Washington Street from Bleight.
7. A resident from Greenhill Crossing shared her concerns on the future of Cookies and Cream. She shared that now she has heard that the applicant is working with the businesses to keep them, her only concern is traffic.
8. Dave Capossela, 6885 Jockey Club, shared that after listening to the tenants speaking positive about the project he is excited that the applicant is working with them. He shared his concerns about the traffic and would like a crosswalk.

9. Jason, 2541 Youngs Drive, shared that he is in total disagreement with the rezoning. He stated that the Town would survive better if it were strictly commercial.

10. Miguel Perez, owner of Zandras located within the QBE building. He shared that the business has been in operation at the property for 6 years and is in agreement with the other businesses who have spoken that are in support of the rezoning.

11. Steve, co-owner of Trouvaille Brewing located within the QBE building also stated that he is in support of the rezoning of the property.

12. Alexander Beyene, HOA president for Villages of Haymarket, shared his concerns of the impact on the residents of the Villages of Haymarket, Alexandra's Keep and Bleight Drive. He stated that Bleight Drive is the only access to these communities and the proposal could create difficulties in accessing their communities. He also shared his concerns of additional traffic and difficulty getting onto Washington Street. He also shared that he feels there is not enough parking on the property for the residential units and the businesses.

13. Barry Blackburn, 6900 Barbera Drive in the Robinson Manor development adjacent to the property stated that he would like to understand more clearly what will separate the neighborhoods and plans that would mitigate any noise issues from the commercial building and increase volume of noise for additional townhomes. He also addressed his concerns for increase in traffic.

At this time, Town Manager Emily Kyriazi read into the record the emails received on the subject. *The emails are attached to the end of the minutes.**

5. Close Public Hearing

With no additional comments, Chairman Gonzalez closed the public hearing.

6. Applicant Response to Citizen Comments

Mr. Dosky and Mr. Johnson addressed the concerns and suggestions from the citizens comments. Mr. Dosky shared that he understands that the traffic is the number one concern. He also clarified that traffic study's show that commercial property generates more traffic than residential.

V. CITIZENS TIME

Chairman Gonzalez opened the floor to citizens time that is not part of the public hearing. There were no citizens wishing to address the Planning Commission at this meeting.

VI. MINUTE APPROVAL

1. Planning Commission - Regular Monthly Meeting: December 9, 2025

Chairman Gonzalez asked for any additions or corrections to the draft minutes presented.

Commissioner Young moved to approve the Planning Commission minutes from December 9, 2025. Commissioner Omer seconded the motion. The motion carried.

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

VII. AGENDA ITEMS

1. REZ #2025-001: Rezoning Application for 14600 Washington Street

Chairman Gonzalez gave the floor to Town Manager Emily Kyriazi, Town Planner Lydia Schauss and Town Engineer Katie McDaniel for their report on the rezoning application. Mrs. Kyriazi stated that the staff will share the review and staff comments on the application. She stated that this will also be the time when they applicant will be able to have a dialogue with the staff and the Planning Commission. She also stated that this is the time that the Commission can ask questions to the applicant.

Town Planner Lydia Schauss began the dialogue with the staff report findings and discussion items that staff would like to have with the applicant. Ms. Schauss started with the staff report referencing the Town's zoning ordinance 58-3.7, 58-4.12 and 58-4.14. She stated that the generalized review summarizes what staff found in the report and their concerns in response to the GDP. She provided a list of the concerns to include

1. Vehicular circulation access. The Town is requesting a clear schematic of the bike lane connecting Bleight Drive to Prince William County line. Staff would like to have the applicant ensure that the traffic impact analysis considers the bike lane in the study.
2. Staff requests additional details regarding the proposed mitigation measures for the impact of the increased traffic with the new entry/exit on the site and impacted trips per day on Bleight Drive due to the proposed entry/exit point on Bleight, possible parking on Bleight and the impact of access of the existing homes on Bleight Drive.
3. The submission does not include a map inventory of historic scenic or natural features and a detailed preservation plan. It does acknowledge the historic culture asset of the Lewis home and the school house building. But staff needs a detailed documentation of specific protection measures. It is recommended that the applicant address these concerns during the rezoning by providing an archeological and architectural report on the intended actions and preservation methods for both buildings. Staff would like to see how the removal of the back part of the school house building built in 1964 would affect the rest of the building and the movement of the Lewis home from its current location to the front of the property might affect the architectural and structural engineering of the building.
4. The submission provides a clear numeric limits for development intensity for the proposed R-2 zoning. The Town request the GDP include proposed total lot coverage according to the Town's zoning ordinance. Additionally, the submission identified amenities intended to serve future residents and surrounding communities including common green spaces, pedestrian connections and shared open space. The Town requests that conception clearly depicts all setbacks, buffer yards and landscaping requirements and plant selections, any proposed hardscape such as fencing or barriers, and any additional details during the site plan phase.
5. Limited detail on architectural design was provided. Staff request additional mock ups be provided for review.
6. The narrative does not address the public access such as the Town Park and parks close to Haymarket. It references parks in the County but not in proximity to Haymarket. The staff request that the Town Park, Long Park and Silverlake be considered in how they will be affected with additional residents.
7. Staff is concerned about if the Lewis Home could withstand the move. Staff is requesting detailed documentation on how the move would be handled in order to save the historic integrity of the home.
8. The Town is requesting that a waiver be filed to allow parking in front of the historic school house building. The current zoning does not allow for parking to be placed in front of a historic building. Staff also requires that a demolition permit be filed for the removal of the back part of the building.
9. Staff is requesting a conceptual visual for storm water management. Staff is asking for additional mock ups on what the storm water would look like on the property.

10. The analysis identifies a tree buffer along the southern boundary of the property. Staff is noting that the narrative does not provide detail regarding the width or composition or maintenance of the buffer. Staff will take this into consideration. The Town requests conceptual documents clearly depicting setbacks, landscaping and buffer requirements as set by the zoning ordinance.

11. The Town has concerns about the transportation system. The Town has requested discussion on proposed mitigation measures on the increased traffic flow at Washington Street and Greenhill Crossing intersection and the Washington Street and Bleight Drive intersection. The Town would like to see a mock up of a roundabout at the Washington and Greenhill Crossing intersection. The Town is also asking that a pedestrian crosswalk be put in connecting Greenhill Crossing to the proposed development. Ms. Schauss stated that this aligns with the mixed use development.

12. The Town is requesting additional specifications on the phasing of the proposed project be submitted in the GDP. The Town is also requesting that the applicant submit architectural conceptions on the proposed residential units, the rehabilitation of the Lewis Home and the old school building, additional detailed architectural concepts will be submitted later on. The Town Staff is requesting additional specifications be submitted on the landscaping plan and appropriate buffers. Ms. Schauss stated that in connecting to the Town's comprehensive and strategic plan, the Town would like to note that they would like the applicant to work toward creating and maintaining the small town feel on the second concept of the plan with a cluster of the town homes that would be facing Washington Street and the design of those homes be depicted to match the aesthetics of the homes across the street.

Ms. Schauss concluded with the items that were brought forth are concerns of the Town and residents of the Town. She asked that these items be reflected in the revised submission for future consideration.

Town Engineer Katie McDaniel stated that her comments focused mostly on the traffic impacts, traffic impact analysis, parking, buffering and environmental impacts of the development.

Town Manager Emily Kyriazi stated that staff will be taking into consideration the comments from the public hearing. She asked the applicant to come to the podium to start the conversation on the application. She shared that she would like to start with the concerns of traffic. Mr. Dosky stated that the team will review some of the comments made about the traffic. He addressed the concern about parking by stating that all the units will have 2 stall garages. He shared that there will be no parking permitted on Bleight Drive. He also stated that his team will add the curb and gutter on Bleight for more clarity and that they are looking at a right and left turn out of Bleight onto Washington Street. There was a question if parking was permitted on the west side of Bleight. The engineer for the team stated that it is currently permitted but with this proposed plan VDOT may alter that. Mrs. Kyriazi asked that the team verify that St. Paul Drive was considered in the traffic study. Mr. Dosky stated that he would check. He shared that in the counts, the increase would go up but minimally. He stated that the study suggested for those to make a right out of Greenhill and St. Paul, proceed to the traffic circle at the edge of Town to continue west on Washington. Mrs. Kyriazi stated that from the Town's perspective, she would encourage the applicant look at not putting off a traffic problem onto the County infrastructure at the roundabout but to creatively mitigate the new increase in volume at the Greenhill Crossing intersection. She also stated that, considering the safety of the pedestrian crossing at the intersection, it is of high importance to implement a safe crossing at the intersection.

Commissioner Kress left the meeting during the staff comments on the application.

At this time, members of the Planning Commission presented some questions and suggestions to the applicant. Chairman Gonzalez expressed his concerns on the traffic, particularly those leaving the proposed site and surrounding neighborhoods in the morning when commuting to work and school. He asked for a creative mitigation to that piece. He also for a designated crosswalk near the proposed site on Washington Street. He also asked to extend the sidewalk from Bleight along Washington Street in front of the development.

Mr. Gonzalez stated it needs to be of stamped concrete in brick style and an extension of the bike lane. There was a discussion on the relocation of the Cookies and Cream/Ghosted Concept business to the old school building. Mr. Dosky stated that he is working with the owner in the relocation without it affecting his business. Mr. Dosky also addressed the relocation of Italia Dance Studio. He stated that he is still working with the business owner on their needs and possible relocation.

Town Planner Lydia Schauss asked for more details on the concept the team presented regarding walkability from one side of the parking lot to the other. Mr. Johnson stated that there is a bay at the back part of the building that could potentially be a breezeway that would allow access from one side of the parking lot to the other. He stated that the team have spoken with the business that this plan would adversely affect.

Chairman Gonzalez brought up the possible relocation of the Lewis Home. He asked staff about if the home could withstand the move. Town Engineer Katie McDaniel shared that staff has required during site plan a condition assessment of the building and geotechnical investigation taking into account how the status of the foundation that could impact the movement of the building. Mr. Dosky shared that, if the Town is in favor of plan 2 which would leave the Lewis Home at its current location, the team would submit that plan. He shared that plan 2 actually lays out better. He stated that the building would be used as a community center and with the building remaining in its current location, it would be more centrally located in the development and would be safer with the green space away from Washington Street. A discussion followed on the subject. Mrs. Kyriazi asked if the applicant would consider adding a sidewalk along the east side of the townhouses for easier access to the green space in the center. She also stated for further discussion at the next meeting, she requested all setbacks are met and the buffers that are being placed. Mrs. Kyriazi shared that there were comments during the public hearing on what buffering would look like that separating this property to the property line of the development that is adjacent on the east. Mr. Dosky referred to the plans on the dumpster and loading area on the back side of the school house building. Mr. Gonzalez also asked about on site amenities in the green space, such as a play area for children. There was also a discussion on the concerns of the density levels. Chairman Gonzalez asked if the applicant would consider lowering the number of units. Town Planner Lydia Schauss also asked for conceptual housing styles for review. Town Manager Kyriazi further explained asking the applicant to consider different styles such as villas as a back up plan. Chairman Gonzalez stated that in review of the GDP and TIA, there seemed to be a lot of inconsistencies. He asked that the next submission be consistent on all materials. He also asked that on the TIA and routing the traffic that more consistent information is provided. Mr. Gonzalez echoed the staff concerns on the impact it could have on the schools. He asked that this would be looked at more closely.

Chairman Gonzalez stated that the Planning Commission will continue the discussion further at their next Planning Commission meeting.

2. Planning Commission Comments on Strategic Plan

Town Manager Emily Kyriazi provided some background to the Planning Commission on the Strategic Plan adopted by the Town Council. She shared that the Town Council developed a strategic plan late in the year of 2024. She stated that the Council met again on this subject one year later to go over items that have been addressed, completed, updated or clarified. She stated that she broke the revised plan to the Planning Commission at their last meeting to review and to bring back any suggestions or comments that she could pass along to the Council. She shared that the Council will have a special citizens time at their next meeting to take comments.

The following were comments made by the Planning Commission:

1. The Commission would like to see the Comprehensive Plan be a major priority and come to fruition.

2. Designing and installing a LOVE sign to reflect the Town's history not just a generic LOVE sign. A short discussion followed with Mrs. Kyriazi sharing that the Council has discussed a design of the LOVE sign with a local artist who will incorporate the Town's history, events and architecture.

Town Manager Kyriazi stated that the goals and priorities are not necessarily in numeric order on what Council would like to see accomplished first. She shared that the staff and Council agree that the completion of the Comprehensive Plan does have a high priority. A short discussion also followed on the asset management plan which will also include the CIP. Mrs. Kyriazi gave an explanation on the subject of a municipal parking lot and if there is a need for it. She also provided a short update on the future design of the Town Park property and the parking on that property. Commissioner Young asked if there has been any discussion on the possibility of designing and building a community center at the Town Park property. Mrs. Kyriazi stated that although there has not been any discussion of a community center, she encouraged the Commission and public to attend the meeting when the design phase of the park comes up at a Council meeting. Lastly, the Planning Commission discussed the listed values in defining the word inclusive.

VIII. OLD BUSINESS

Town Manager Emily Kyriazi stated that she shared the ongoing land use items at a previous meeting. She stated that she will be working with the Town Planner so that the report is provided on a more routine basis. She also stated that she will be working with the Town Planner on providing updates on site plans once they have been approved.

Mrs. Kyriazi shared that updates on the Chick Fil-a special use permit for the additional drive thru lane. She also gave updates on Crossroads Village Center requirements for bond release. She stated that there has been a purchaser for the hotel site and a small piece of retail space adjacent to the hotel. Town Planner Schauss is working through several zoning violations. Mrs. Kyriazi shared that staff is closing out a lot of projects as they are in the as-built phase.

IX. NEW BUSINESS

Mrs. Kyriazi gave the New Business updates. She stated that there is one project that teeters into Old and New Business. She shared that the Karter School, which will sit in front of Robinson Village Townhome development, originally proposed a day care facility. She stated that the owners will finish up the site plans but will be asking for an amendment to operate a long term care facility. Town Planner Lydia Schauss shared that she is working on creating a "how-to" for residents and businesses to follow when filing for a zoning permit or other zoning applications.

X. ARB UPDATES

Town Manager Emily Kyriazi provided the ARB updates. She stated the Board considered a new Crumbl Cookie sign with a rebranding of the business at their December meeting. She stated that the ARB did not approve the color change they wanted but provided other options. She shared that the meeting in January was cancelled due to no agenda items.

XI. TOWN COUNCIL UPDATES

Town Manager Emily Kyriazi gave the Town Council updates. She shared that the park RFP closed and that the staff received numerous submissions and will be reviewing them and provided the next steps. She stated that the strategic plan will be on the next meeting agenda for public input before the Council adopts the updated plan. She also shared that staff and Council will actively start working on the FY27 budget in February. Mrs. Kyriazi shared that the Council has partnered with a small business, Arts VanGo, to lease the Town's museum for 12 months. She stated staff will partner with them for events and farmer's market hosting art classes for the youth.

There was a question regarding any updates on the storm water assessment grant with Prince William County. Mrs. Kyriazi shared that the next step is for the team to come out and do a survey.

XII. ADJOURNMENT

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

Motion made by Commissioner Young, Seconded by Commissioner Omer.

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

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