



PLANNING COMMISSION - REGULAR MEETING

Tuesday, August 13, 2024 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 Monthly Meeting of the Town of Haymarket's Planning Commission was held this evening in the Council Chambers, commencing at 7:00 PM.

Chairman Alexander Beyene called the meeting to order.

PRESENT

Chairman Alexander Beyene

Vice Chairman Jerome Gonzalez

Commissioner Pankaj Singla - arrived at 7:10 PM

Commissioner Walt Young

Commissioner Justin Baker

II. PLEDGE OF ALLEGIANCE

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

III. CITIZENS TIME

There were no citizens present at this meeting.

IV. MINUTE APPROVAL

1. Planning Commission: Public Hearing/Regular Monthly Meeting - July 15, 2024

Commissioner Young moved to approve the minutes from the July 15, 2024 meeting. Commissioner Baker seconded the motion. The motion carried.

Motion made by Commissioner Young, Seconded by Commissioner Baker.

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

V. AGENDA ITEMS

1. SUP #2024-001: Chick Fil-a Drive Thru Expansion

Town Planner Thomas Britt gave a brief refresher on the application since not all members were present at the last meeting when this first came before the Planning Commission. Mr. Britt shared that the applicant is proposing to expand the drive thru lane to create a better flow in that area for mobile orders and other orders. He stated that they would be replacing the landscaping

buffer and moving the landscaping to other areas within the parcel. He stated that they would replace the buffer with delineators or curb depending on what is best suited by the Commission. Mr. Britt stated at the previous meeting, a large portion of the discussion was on what the route of the traffic or wayfinding would look like. Mr. Britt provided a draft of landscaping relocation in the packet. He shared that the island at the north end of the Chick Fil-a's parking lot will be extended which will become a one way egress point instead of being a two way ingress and egress point and the landscaping that is required per the Zoning Ordinance will be replaced there. He stated that it would fulfill the requirement from the planning end. Mr. Britt then addressed the wayfinding. He stated that since this parcel is owned by one person, there were a lot of options available for Chick Fil-a to present and for the greater Quarles parcel, in general. Mr. Britt provided an explanation of the one way traffic flow for the parcel. He shared that traffic would go around counter clockwise either circling around Crossroads Village Blvd. from the north exit point or counter clockwise between CVS and the Virginia National Bank via the route just described.

At this time, Mr. Britt invited the applicant to podium for discussion with the Planning Commission. Gideon Lee from JLL addressed the Planning Commission. He stated that he has been working closely with Mr. Don Wooden, the landlord, who was not present at this evening's meeting to come up with a wayfinding. Mr. Lee stated that Mr. Wooden acknowledged that the property could use more wayfinding signs. And by the way of the Chick Fil-a project, Mr. Wooden is amenable to adding those signs. Mr. Britt entertained questions from the Planning Commission. Chairman Beyene clarified that, even with the changes that were made, the staff recommendation was to deny SUP. Mr. Britt confirmed that his recommendation was to deny based on the greater Crossroads area site and his concerns on entrance into Chick Fil-a off of Washington Street, navigating the site via Crossroads Village Blvd, and the current existing traffic at the intersection of the entrance would be negatively affected. Commissioner Gonzalez questioned the applicant on the landscaping. He thanked the applicant for the updated revisions on the landscaping and the relocation of the plants on the property. He asked if the trees and shrubs were approved in the previous SUP dated in 2015. Mr. Britt stated that they would need to refer to the previous SUP and the current ordinance. He also addressed the wayfinding signage plans and directing traffic to the back of the property to the signal on Crossroads Village Blvd for a better flow. He stated that he felt the entrance still has issues in regards to safety. His other concern was the possible increase in volume of drive thru traffic rushing into the site if it were to be expanded. Kristina Hughes from Bohler Engineering stated that on the subject of landscaping, Chick Fil-a is willing to plant whatever the Planning Commission requests. She addressed the traffic concern. She stated that she understood from the last meeting that there was a concern of the left turn out of the site at the entrance point was the concern. She stated that the wayfinding signs to the signal light was the best alternative. Mr. Lee also confirmed that they would work with Mr. Britt to mitigate the traffic concerns. Ms. Hughes stated that based on traffic generation, the traffic volume is not increased with the application. She stated that it is unchanged. She shared that this application is to increase the efficiency of the drive thru not to bring additional traffic into the site. Chairman Beyene stated that better efficiency could generate more traffic. Mr. Lee stated that may be the case potentially down the road. But for right now, they are adding capacity because they are constrained at the pick up window. At this time, Chad Baker from corporate Chick Fil-a addressed the Planning Commission. He explained the vision for the expanded drive thru at all Chick Fil-a's not just Haymarket. He stated that they are simply trying to build a by-pass lane into the drive thru lane that already exists so that existing customers, not new customers, can get around a car at the window. He stated that all new stores will have this bypass lane. He shared that Covid has taught the industry a lot, especially how customers want to interact with businesses with the adoption of mobile technology. He shared that the land owner is supporting this concept and see the benefit of having a bypass as an overall development. A question was raised to the applicant as to what the policy is now if someone is holding up the lane with a big order. The applicant stated that the

vehicles behind that car would have to wait which causes a back up into the parking lot. Mr. Chad Baker stated that having a bypass lane provides a better customer experience by the customer getting their food early and a better traffic flow is experienced as well. Commissioner Young asked if there was a plan or mitigation on the possible traffic bottlenecking or choke point at the end of the drive thru. Ms. Hughes referenced the drawing by stating that there would be a three foot striping for team members to hand off the orders and then direct the driver in the flow. There was a discussion on the traffic concern from the Planning Commission within the whole development. Mr. Chad Baker continued to explain that the purpose is to optimize every service channel available for the operator of each location so that they will be successful at their individual location. He stated that their goal is to reduce the departure rate for the customer at the window. Chairman Beyene asked Town Planner Thomas Britt about the safety concerns staff has regarding the separation between the bank and drive thru lane expansion. Mr. Britt stated that if the proposal for delineators is accepted, there would be a chance that someone would bypass those delineators and ultimately driving the wrong way in the bank parking lot that could cause injury to someone or a potential accident. He stated that in his report there is a reference in the reduction to the bank parking area if the requested curb was installed instead of the delineators. Mr. Baker countered by stating that the delineators would be more visible than the hard install of the curb. He stated that the delineators would be at eye height as opposed to the ground with the curb install. The discussion continued on the install of the hard curb. With the reduction in the parking lot at the bank, the engineers stated that there would be a need for angled parking. A question was raised if that would meet the parking requirements at the bank if parking was reduced because of the angled parking. Mr. Britt stated that he would need to look into the requirements within the Zoning Ordinance. Commissioner Baker expressed his concern with the increase in traffic flow by putting the bypass lane in. Discussion continued on the subject. Mr. Baker from Chick Fil-a offered that if the Planning Commission was not happy with the proposal, he would go back to the property owner and have the property owner provide a statement from the bank supporting the design. There was also a question about the new dentist building. Ms. Hughes from Bohler Engineering stated that the dentist office used the design of the drive thru to incorporate their design of the building. At this time, the Planning Commission asked for more time to review the application prior to making a decision. Chairman Beyene verified with the Town Planner that a decision would need to be made at the September meeting. Mr. Britt confirmed that a recommendation either to approve or deny the SUP would need to be made by the September meeting. The applicant asked that the Planning Commission provide any concerns or feedback with Mr. Britt in a timely manner so that they can be addressed and considered at the September meeting. Mr. Britt asked that the Planning Commission provide all their comments to him by Wednesday, August 21st so that he can forward them to the applicant to be addressed at the September meeting.

2. Zoning Text Amendment Discussion - Historic District Overlay

Town Planner Thomas Britt shared that this is a discussion item not requiring a vote. He gave a brief update from the Architectural Review Board, which is where this topic originated. He shared that the historic district overlay was established in the 90's which currently encompasses the entire Town boundaries. He also stated that the definition of a historic resource has been brought to the Planning Commission at a meeting earlier this year. He continued to state that because the needs of the Town has changed and new residential developments have come up since its inception in the 90's, there is language in the zoning ordinance that allows the Planning Commission to amend what the historic district overlay looks like and how it can best serve the needs of the Town. Mr. Britt provided a draft amendment focusing on the change of highlighting the main corridors of Haymarket. If referenced previous overlay amendments. He shared that he took a little inspiration from Section 58-16.8 of the zoning ordinance which is matters to be considered by the Architectural Review Board. Mr. Britt provided a draft overlay map to be considered by the Planning Commission. Mr. Britt showed what the Zoning Text Amendment

would look like with the appropriate mapping. He stated that the goal is an overhaul of the Architectural Review Board Guidelines which will make the Planning Commission plan review or case review more efficient and will serve the needs of the Town better. Lastly, prior to the discussion, Mr. Britt stated that he will be bringing a historic building inventory or contributing resource list to the Planning Commission for reference. He asked for the Planning Commission input on the language and comments on the updated overlay. A discussion ensued on the subject. Mr. Britt stated that the Planning Commission should keep in mind what the Comprehensive Plan should look like as they start to overhaul it. A discussion followed in looking at hiring an outside source to help write the Comprehensive Plan. Mr. Britt stated that he would check with the Town Manager and Town Treasurer on the funds available for this fiscal year on getting a consultant to help with the Comprehensive Plan. A discussion continued on the review and approval process with applications within revised historic overlay map that Mr. Britt drafted. A discussion continued on the approval process for zoning applications. Mr. Britt stated that the overlay district is more about making sure the scale and the preservation of the corridors is maintained. But all demolitions and new constructions would still go through the Architectural Review Board.

VI. OLD BUSINESS

Town Planner Thomas Britt gave the Old Business updates. He shared about a one mile review on an SUP application from the County to relocate the pick up location at Walmart in Trading Square. He stated that he sent those comments to the County. He also stated that he needs to provide comments to the County on two one mile reviews on substations for the data centers.

VII. NEW BUSINESS

Town Planner Thomas Britt gave the updates for New Business. He shared that the preliminary plans were approved for the site plan at the hotel parcel in Crossroads Village. He stated that staff is still waiting on a potential purchaser to proceed with a hotel. He stated that there are not many site plans coming for Planning Commission review at this time.

VIII. ARB UPDATES

Town Planner Thomas Britt gave the ARB updates for this evening. He stated that the ARB reviewed and approved an exterior modification for a home on Fayette Street and a demolition application for two shed structures at the corner of Fayette and Jefferson. He also shared that the ARB went over draft edits to the Guidelines.

IX. TOWN COUNCIL UPDATES

Chairman Beyene gave the Town Council updates. He shared that the Council passed several resolutions at the last meeting. Those being the plat notations and historic resources that the Planning Commission recommended approval on at previous meeting. He shared that the Council has set priorities for strategic planning purposes. He shared that they are completion of the Town Park, identifying and investing on parcels that could be used for public parking and completion of the Town Center project. He shared that the Council had a meeting with VML/VACO on the financial forecast of the Town and lending possibilities to complete these projects. Also he stated that a snow removal ordinance for the Town was passed. Town Clerk Kim Henry shared the date for the Summer Concert at the Town Park. She also shared that the vendor spots for Haymarket Day was full and that staff was finalizing the plans. Mr. Beyene shared that there is now an app to download to get the latest updates called My Haymarket.

X. ADJOURNMENT

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

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

Submitted:

Approved:

Kimberly Henry, Clerk of Council

Alexander Beyene, Chairman

DRAFT