



PLANNING COMMISSION - REGULAR MEETING

Tuesday, September 10, 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 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 Walt Young
Commissioner Justin Baker

ABSENT

Commissioner Pankaj Singla

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

Commissioner Young moved to approve the August 13, 2024 Planning Commission minutes as presented. Commissioner Gonzalez seconded the motion. The motion carried.

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

1. Planning Commission Regular Monthly Meeting: August 13, 2024

V. AGENDA ITEMS

1. SUP Application Chick Fila Drive Thru Expansion

Town Planner Thomas Britt gave a brief update on the application and what was discussed at the last meeting. He also shared the deliverables that were discussed with the representatives from Bohler Engineering and JLL. He shared that the concerns from the past meeting were traffic concerns, safety concerns and parking issues with the Virginia National Bank parcel. He clarified that he might have been too general with the Planning Commission on the delineator term. He stated that although it is not a solid physical barrier, it is a physical barrier between the Chick Fil-a parcel and the bank parcel. He also shared that Bohler presented a curb installation option as well for the Planning Commission to consider. Mr. Britt also provided an email conversation between Mr. Chad Baker from Chick Fil-a and staff, including Town Manager Emily Kyriazi. Mr. Britt stated that the zoning items have been addressed and resolved in terms of landscaping buffers. But it was up to the Planning Commission if they are satisfied with the safety concerns, particularly the delineators and traffic patterns. He asked the Planning Commission to consider if the addition or alteration is necessary for the business and the surrounding lots, in particular. Mr. Britt stated that he still recommends the denial of the SUP. He stated that upon the Planning Commission's decision, the Town Council would have the final say on the application. At this time, the Planning Commission continued to ask questions to the applicants regarding the delineators between the drive thru lanes. Mr. Lee from JLL stated that there would be a 3 foot stripping between lanes for employees. There was a question on capacity and current procedures on larger orders that would hold up the delivery process. Mr. Lee agreed with the Planning Commission observation that currently the customer with the big order is asked to drive to a designated parking spot and the team member would deliver the order to that customer to keep the traffic going. Mr. Lee stated that this is not the preferred method. Chairman Beyene voiced his concerns with pedestrian and vehicular safety on and around the site. Commissioner Young questioned the Town Planner on the bank parking lot and if this space would still allow the customers to back out of a space safely. Mr. Britt stated that the plans in the packet are shown with the delineators installed and is the preferred option from the applicant. There was a question if staff was still recommending denial. Mr. Britt confirmed the recommendation to deny. Commissioner Baker thanked the applicant for coming back each time with requested alternations to the plans but still stated his concerns. His concerns was the capacity and increase traffic volume at the site. He stated that he doesn't think the expansion is functional on that site and taking space from the bank parcel. The representative stated that they are addressing the traffic issues by narrowing the northern entrance to one way and reducing the bank parking lot to one way. They stated that they are also adding wayfinding signs within the development. Commissioner Gonzalez stated that there are a lot of positives but his concerns was the pedestrian and vehicular traffic safety. He stated that the trips per day could remain the same but the demands could shift. He addressed the safety at the entrance point to the parcel. He also has concerns with the lack of a landscaping buffer between the parcels.

With no further discussion, Chairman Beyene moved to recommend denial of Special Use Permit Application #2024-001 for the following reasons: The proposed drive thru expansion will have the following negative effects on the site and surrounding area, will result in: 1. Increase of vehicular traffic or trips per day as a result of increasing the capacity and the eventual dedication of one of the drive thru lanes for mobile order pick up; 2. Increase in potential safety hazards to pedestrians and employees as a result of the drive thru design and increase in vehicular traffic; 3. Decrease in driver access to the site and adjacent businesses, and 4. Negative effects to the operation of the adjacent businesses. Commissioner Young seconded the motion. The motion carried by a roll call vote.

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

VI. OLD BUSINESS

Town Planner Thomas Britt gave the updates on Old Business items. He stated that staff and the Architectural Review Board is still making adjustments on the Historic District Overlay making sure that it will fit into new Comprehensive Plan changes. He shared that he would bring any significant adjustments back to the Planning Commission. There was a question about the new construction in the Crossroads Village Center development. Mr. Britt shared that the construction behind Lifetime Smiles is Kiddie Academy. He also shared that the engineer has given preliminary approval for the hotel site plan. But that Meladon is the owner of the application and the site plan. He stated that once they receive the preliminary approval letter from the engineer, they will proceed with looking for a hotel company to bid on it and take over the site plans for that parcel.

VII. NEW BUSINESS

Town Planner Thomas Britt gave updates on New Business items. He shared that Lifetimes Smiles is looking to open in early 2025. He also shared that the Town has broken ground on the Town Park sidewalk project. Mr. Britt also shared that staff has received the preliminary site plans for the Karter School, which will be located in the front parcel of Robinson Village on Washington Street. There was a question on the proposed townhomes on Bleight Drive. Mr. Britt shared that he is still waiting on comments from the Engineer.

VIII. ARB UPDATES

Since Commissioner Bake was not able to attend the last meeting, Town Planner Britt provided the Architectural Review Board updates. He shared that the Board went over and made some revisions to the ARB Guidelines at their last meeting.

IX. TOWN COUNCIL UPDATES

Chairman Beyene asked for Town Clerk Kim Henry to share in the Town Council updates. Ms. Henry shared that the Council scheduled a strategic planning kick off meeting. She shared that they have hired a consultant to help them with establishing a strategic plan. She also shared that Council has been reviewing and starting to make edits to the Outdoor Events Ordinance. Chairman Beyene shared that Councilmember Schneider gave a presentation on the Town Center RFP and funding, as well as the RFP for the demolition of the Town Park House. Councilmember Gallagher started a draft on the Town's communication plan.

X. ADJOURNMENT

With no further business before the Planning Commission, Commissioner Baker moved to adjourn with a second by Commissioner Gonzalez. The motion carried.

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