



TOWN COUNCIL WORK SESSION

Monday, January 13, 2025 at 6:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

DRAFT MINUTES

I. CALL TO ORDER

A Work Session of the Mayor and Council of the Town of Haymarket, VA was held this evening in the Council Chambers, commencing at 6 PM.

Mayor TracyLynn Pater called the meeting to order.

PRESENT

Mayor TracyLynn Pater
Councilmember Matthew Gallagher
Councilmember Alexander Beyene
Councilmember Ken Luersen
Councilmember Mary Ramirez
Councilmember Justin Baker

ABSENT

Councilmember Joe Pasanello

II. AGENDA ITEMS

Mayor Pater stated that the purpose of this Work Session was to continue the discussion with staff and the applicant of SUP #2024-001: Chick Fil-a Drive Through Expansion.

1. SUP #2024-001 CHICK FIL-A DRIVE THRU EXPANSION DISCUSSION

Mayor Pater asked Town Planner Thomas Britt for any new updates on the application. Mr. Britt read into the record that the Town Council Regular Monthly meeting on December 2, 2024 there was a discussion with the applicant to continue the consideration of the application at the January 6, 2025 meeting. The applicant was in agreement with the extension. He stated that due to inclement weather, the meeting had to be rescheduled. He stated that he spoke with the applicant on January 3 on the potential of needing to reschedule the meeting. The applicant did not have any issues or concerns with rescheduling the meeting. He shared that the Town Staff kept the applicant informed of the rescheduling date. He stated that the Town Council can discuss the application with the applicant present at this meeting.

Mr. Britt proceeded to give the Town Council brief updates on the other 2 exhibits that were provided at the last meeting. He stated that he reviewed both exhibits and have met with the Council individually to discuss the exhibits. He stated that when this subject was before the Planning Commission, a traffic study was not asked for nor provided. He shared a trip generation study from an adjacent property for the Council so that they could have a comparison. He also gave a brief summary on some of the items that he has reiterated from the

previous meeting. He addressed the landscaping requirement in the Town's Zoning Ordinance. He shared that he and the Town's Zoning Administrator has stood firm on the Ordinance since April 2024 when the subject was first presented. He stated that both he and the Zoning Administrator would not consider granting a waiver on the landscaping buffer. He also addressed potential loading concerns and security at the bank adjacent to Chick Fil-a. He also shared that he presented the 3 exhibits to the Fire Marshall. He shared that the Fire Marshall was not in favor of the angle parking option that was presented.

At this time, he invited the applicant to the podium for additional questions or discussion from the Town Council.

Christina Hughes, Bohler Engineering, came to the podium for discussion and questions. Mayor Pater asked Town Planner Britt to provide explanation on each exhibit/options presented. There were questions to the applicant about the removal of the landscaping between Chick Fil-a and the bank. Ms. Hughes gave a brief explanation of the landscaping options on the 3 exhibits presented. There was a question about the Fire Marshall not recommending the angle parking. Mr. Britt confirmed that the angled parking was not recommended because with the one way pattern going counter clockwise, the emergency vehicle would have difficulty navigating the turn. There was also a question about the traffic pattern being deviated coming in or out of Chick Fil-a that would affect the traffic for Lifetime Smiles. Ms. Hughes stated that Lifetime Smiles plans were built around with the proposed second drive through in place. A question was raised if the Council approved the SUP knowing that the Zoning Administrator would not waive the landscaping requirements, would the Council not be violating their own ordinance. Town Manager Emily Kyriazi spoke on the subject stating the Planning Commission and Town Council found it to be at the utmost importance to maintain the green space. She stated that when this application first came up and staff had a conversation with their applicants civil engineer, the landscaping would be something that would need to be maintained. She stated that if the Town is going to keep all other properties accountable for the required green space, then staff would adhere to the landscaping requirements for this parcel. There was also a discussion on the entrance/exit point on the north side of the parcel would be maintained. Ms. Hughes provided 2 updated exhibits for discussion. The Council discussed the staff recommendation of denial. There was a request to summarize the recommendation so that Council could discuss it and ask questions to the staff. A discussion followed on the recommendation. There was also a discussion with the applicant on exterior elevations and grading at the site.

III. ADJOURNMENT

With no further discussion on the subject, Councilmember Ramirez moved to adjourn with a second by Councilmember Gallagher. The motion carried.

**Motion made by Councilmember Ramirez, Seconded by Councilmember Gallagher.
Voting Yea: Councilmember Gallagher, Councilmember Beyene, Councilmember Luersen,
Councilmember Ramirez, Councilmember Baker**

Submitted By:

Approved By:

Kimberly Henry, Clerk of Council

TracyLynn Pater, Mayor