



PLANNING COMMISSION - REGULAR MEETING

Tuesday, October 08, 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 Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7 PM.

Chairman Alexander Beyene called the meeting to order.

PRESENT

Chairman Alexander Beyene
Vice Chairman Jerome Gonzalez
Commissioner Pankaj Singla
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 in attendance at this evening's meeting wishing to address the Planning Commission.

IV. MINUTE APPROVAL

1. Planning Regular Monthly Meeting: September 10, 2024

Commissioner Singla moved to adopt the minutes from the September 10, 2024 Planning Commission meeting. Commissioner Baker seconded the motion. 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**

V. AGENDA ITEMS

1. One Mile Review: Heathcote Blvd Marketplace SUP

At this time, Commissioners Singla and Gonzalez recused themselves from the discussion of this agenda item due to possible conflict of interest. Mr. Singla and Mr. Gonzalez stepped down from the dais during the discussion.

Town Planner Thomas Britt shared that the agenda item before the Commission is a one mile

review on a special use rezoning application from Prince William County on a proposed retail marketplace on Heathcote Blvd between Route 15 and Old Carolina Road. Mr. Britt shared that the proposed uses within the marketplace. Mr. Britt stated that the one SUP is for a proposed drive thru. The other SUP is for a proposed gas station similar to Sheetz. He also stated that the applicant is additionally looking for approval on modified dimensions for a monument sign making bigger than allowable for the County. He gave the trip generation for each SUP. Mr. Britt opened the floor for comment from the Planning Commission. The Commission provided the following comments to send back to Prince William County: 1. Concerns of the entry/exit point off of Heathcote Blvd.; 2. Signaling at the Heathcote Blvd intersections; 3. possible backing up of traffic on Jefferson Street and signaling patterns within that intersection; 4. prioritize by right uses over special use permits; and 5. concerns with the sign dimensions relative to Haymarket. With no further comments, Commissioners Gonzalez and Singla joined the rest of the Commission on the dais.

VI. OLD BUSINESS

Town Planner Thomas Britt provided updates to the Old Business items. He stated that the Chick Fil-a Special Use Permit application will go before the Town Council public hearing on October 28, 2024. He stated that he has provided the Planning Commission's recommendation to the Town Council for their review.

Mr. Britt also gave updates on the townhome development being developed on Bleight Drive. He stated that he will refer to this project at Magnolia Crossing going forward. He shared that Watercreek Homes is the builder for those homes. He shared that the Planning Commission recently gave site plan approval and that he is still working out engineer comments on the site plans before signing off on the plans. He stated that the COA for demolition of the two existing homes is before the Architectural Review Board.

Lastly, Mr. Britt shared that the Town Park sidewalk will be completed by Haymarket Day.

VII. NEW BUSINESS

Town Planner Thomas Britt provided the New Business updates. He stated that he will be bringing Comprehensive Plan updates to the Planning Commission for review at a future meeting. Mr. Britt shared that he is still talking with staff about getting a third party to do a complete overhaul of the Comp Plan. He stated that for now the Planning Commission will be updating the statistic information within the Comprehensive Plan.

Town Clerk Kim Henry stated that she will be starting to work on the 2025 meeting schedule and asked if the Planning Commission wanted to keep the second Tuesday of the month as their meeting night. There was a consensus of the Planning Commission to keep the second Tuesday of the month as their regular monthly meeting night.

VIII. ARB UPDATES

Town Planner Thomas Britt provided the Architectural Review Board updates. He shared that the Board have been working on the guidelines. He stated there was a discussion at the Planning Commission level about updating the Historic District. He shared that his goal is to update the language of the guidelines to mostly focus on public right of ways. He stated that he would like to bring the guidelines to the Town Council for approval at a near future meeting.

IX. TOWN COUNCIL UPDATES

Councilmember Beyene shared that the Town Council recently had a Strategic Planning Work Session and that they will be holding a retreat to update the Town's mission and vision statement long with coming up with some short term strategic plans and goals.

He reminded everyone that Haymarket Day is scheduled for Saturday, October 19 from 10-4 and

that staff is still looking for volunteers. Mr. Beyene also shared that the Council voted to waive meals tax on Haymarket Day weekend.

Lastly, Councilmember Beyene shared that the Town Council elections are on November 5 and encouraged everyone to vote.

X. ADJOURNMENT

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

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

Submitted by:

Approved by:

Kimberly Henry, Clerk of Council

Alexander Beyene, Chairperson