



PLANNING COMMISSION - REGULAR MEETING

Tuesday, December 09, 2025 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 Jerome Gonzalez called the meeting to order.

PRESENT

Chairman Jerome Gonzalez
Vice Chairman Justin Baker
Commissioner Walt Young
Commissioner Jeff Kress

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TIME

Gabriel, a Haymarket area resident, addressed the Planning Commission on the subject of the Lumina rezoning proposal and the Town's one mile review of the proposal. He stated that even though the decision is primarily that of Prince William County, the impact of the project lies heavily on the Town of Haymarket. He stated that he feels the Planning Commission should express their concerns of the project in their one mile review to the County on behalf of the citizens. He stated the primary concern is the traffic impact to Haymarket. He shared the traffic study and the impact on routes 15 and 55. He also addressed pedestrian safety. He recognized the projects altering from mid rise professional to heavily residential will have a negative impact on the Town but none of the benefits.

Ken Luersen, 6752 Jefferson Street, addressed the Planning Commission as a citizen not a councilmember. He first thanked the Planning Commission for their service to the Town. He shared that Land Planning decisions are hard and thanked the Commission for taking on the task. He stated that these decisions can be landmark decisions. Mr. Luersen provided some land use planning history and it's growth in Town. He also shared some history on zoning text amendments and ordinances that changed the potential over development of vacant land and the future of those parcels. He shared that through the years the Town revisited and softened some of the ordinances and now the Town is experiencing the impact, especially on the west side, of those decisions. He stated that the rezoning application before the Planning Commission will be a landmark profile change. He asked that the Planning Commission vet out every angle possible on this application. He asked that they take their time, don't feel intimidated, use the staff for insights and resources, and make a good educated decision.

IV. MINUTE APPROVAL

Vice Chairman Baker moved to approve the November 11, 2025 Planning Commission minutes as presented. Commissioner Kress seconded the motion. The motion carried unanimously.

Motion made by Vice Chairman Baker, Seconded by Commissioner Kress.

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

V. AGENDA ITEMS

1. REZ #2025-01: Rezoning for 14600 Washington Street: Set Public Hearing Date

Chairman Gonzalez gave the floor to Town Manager/Zoning Administrator Emily Kyriazi to further explain the rezoning application before the Planning Commission. Mrs. Kyriazi shared some information regarding the application. She stated that the application has been fully accepted by the staff and has been referred to the Planning Commission by the Town Council at their last meeting. She shared that the application is for 58 town homes to be placed on a portion of the property located at 14600 Washington Street, typically known as the QBE property. She shared that a small portion of the property zoned B-1 will remain in place. She shared that a portion of the building already on the site will remain in place. However a small portion of the back of the building will be removed. She shared that the full application can be found on the agenda portion of the Town's website. Lastly she shared that the purpose for this evening regarding the application is to set a public hearing date. She recommended that the public hearing date be set for January 20, 2026 at 7 PM. A discussion followed on noticing the public and timeline.

Vice Chairman Baker moved to set the public hearing date for the Schoolhouse Commons REZ 2025-001 rezoning application for January 20, 2026 at 7 PM at Haymarket Town Hall. Commissioner Young seconded the motion. The motion carried.

Motion made by Vice Chairman Baker, Seconded by Commissioner Young.

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

2. Chick Fil-a Drive Through Expansion Site Plan

Chairman Gonzalez asked Town Manager/Zoning Administrator Emily Kyriazi to lead the discussion on the Chick Fil-a drive through expansion site plan. Mrs. Kyriazi gave a brief history stating that the Town Council approved the Special Use permit application to expand the existing drive through by adding an additional lane in the Spring of 2025. She shared that staff has been working with the applicant on the site plans for the expansion. Mrs. Kyriazi introduced the representatives for the applicant and invited them to the podium to give the Planning Commission a detailed overview of the plans. Mrs. Kyriazi shared that staff is in the final stages of addressing minor comments.

The representatives gave a presentation on their concept. The representative from Bohler Engineering shared that the drive through would bump out into the bank parcel parking lot adjacent to the Chick Fil-a parcel. She shared that there would be improvements to the banks drive through aisle and angle parking. A larger diagram of the proposal was provided for the Planning Commission with detailed descriptions of the submissions. There were questions regarding increase in cars going through the drive through and the choke point of going back down to one lane to exit the parcel. The representative proceeded with items requested by staff from the submissions.

Town Manager Kyriazi shared that the staff is recommending conditional approval on

submission 3 since most of the comments at this time are minor that staff can address with the applicant. The applicant stated that they wanted to put a good faith effort to show that they are willing to work with staff, if this is conditionally approved. The representative stated that the restaurant will be closed during construction and will notify town staff the length of the closure once they get that information. There was a question if the back entrance of the site will remain open. The representative stated that the back entrance will remain open. There was a discussion and explanation of the new signage encouraging traffic onto Crossroads Blvd to the signal light at the entrance of Crossroads Village Center for a left hand turn onto Washington Street.

Commissioner Young moved that the Haymarket Planning Commission conditionally approve the Chick Fil-a site plan to expand the existing drive through lanes. This expansion will include an additional lane on site with modified parking and curbing on adjoining property as noted in the site plan. All comments from the town staff shall be addressed in full prior to the approval of the site plan and signature by the Town Zoning Administrator. Vice Chairman Baker seconded the motion. A discussion continued on the most recent comments that was submitted after the agenda was posted. Chairman Gonzalez suggested that the Commission take time to review the last set of comments. A question was asked on the point of procedure of the motion. A suggestion was made to take a short recess for the Commission to review the last set of comments. At this time, Commissioner Young rescinded his motion. Town Manager Kyriazi suggested that the Commission continue with the next agenda item since there were people in the audience waiting for that subject prior to going into a recess. The Commission proceeded to the next agenda item.

After the Commission addressed the one mile review and the requested recess to review the comments from the December 5 submission.

Vice Chairman Baker moved that the Haymarket Planning Commission conditionally approve the Chick Fil-a site plan to expand the existing drive through lanes. The expansion will include an additional lane on site with modification parking and curbing on the adjoining property as noted in the site plan. All comments from the town staff shall be addressed in full prior to the approval of the site plan and signature by the Zoning Administrator. Commissioner Kress seconded the motion. The motion carried with 3 in favor and 1 opposed.

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

3. One Mile Review: Lumina Rezoning - REZ 2026-00020

Chairman Gonzalez asked Town Manager Emily Kyriazi to lead in the discussion of the One Mile Review - Prince William County rezoning proposal from Lumina. Mrs. Kyriazi gave a brief history stating that the Town receives courtesy notification from the County for commenting on parcels within one mile of the Town limits. She shared that comments on this particular rezoning application is due to the County by December 29th. She provided information regarding the application for the rezoning. She shared that there was a previous application on this parcel but the process did not go forward as the previous applicant pulled out. She stated that there are the same concerns with this application as the past application. Concerns regarding traffic impact, the density of the plan, and pedestrian safety. Mrs. Kyriazi distributed the proposed application with a plan of 247 residential units and the layout of the units on the property. She shared that the 4 acres located within the Town would be utilized as green space for the development and potential stormwater facility. She stated that the 4 acres in the Town is zoned conservation to keep the natural scapes. She shared that these were the major concerns that

she will be submitting to the County and asked for any feedback from the Planning Commission to submit by the deadline. The Commission also the over capacity and burdens on the schools plus the additional stress on the emergency services and lack of recreational facilities for the residents on the west side of the County. There was also a concern of the low lying area and shifting of the waterways if the land was to be built up.

VI. OLD BUSINESS

Town Manager Emily Kyriazi gave the Old Business updates. She shared that in the administration report that goes out monthly to the Town Council, the staff keeps a running list of all land use items. She gave updates on the funding of the Town Center site plan, interior build out of the Haymarket Ice Plex, Robinson Paradise flooding issues, Van Metre Robinson Village townhomes completed and going through bond releases, Crossroads Village Center and Taco Bell as-builts review and bond releases, Kiddie Academy finishing construction and final zoning inspections for occupancy permits from the County, Karter School site plan final review to come to Planning Commission in 2026, Haymarket Self Storage preliminary plans and waiting on first site plan submission, and Lifetime Smiles waiting on submissions of as-builts. She gave an update on the demolition of the 3 homes on Bleight Drive. She shared that this demolition permit has expired and applicant will need to reapply. She shared staff will be contacting the masonic lodge on their intentions. She shared that staff received first submission on 2 single family homes on a parcel on Fayette Street. Lastly, she provided an update on the new single family homes at the corner of Fayette and Jefferson Street and working with the developer in order to start releasing bonds.

VII. NEW BUSINESS

VIII. ARB UPDATES

IX. TOWN COUNCIL UPDATES

Councilmember Baker gave Town Manager Emily Kyriazi the floor to present the Town Council's draft updated strategic plan after being in place for one year. Mrs. Kyriazi asked the Planning Commission review the draft. She shared that the Town Council is asking for input from the Planning Commission, the Architectural Review Board, and the citizens on the plan. She stated that this will be on the next Planning Commission agenda for discussion.

Councilmember Baker shared information about the Town's Holiday Bizarre that is scheduled for December 13th. He also shared that at the last Council meeting, the Haymarket Day parade winners were recognized along with the volunteer work from Park Valley Church and Scout troop 924. He shared that the Haymarket Food Pantry gave a presentation as well at the last meeting.

1. Amended Strategic Plan from December 1 Town Council Meeting

X. ADJOURNMENT

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

Motion made by Commissioner Young, Seconded by Commissioner Kress.

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