



PLANNING COMMISSION - REGULAR MEETING

Tuesday, April 14, 2026 at 7:00 PM

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

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

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
Commissioner Mahmoud Omer

II. PLEDGE OF ALLEGIANCE

Chairman Gonzalez invited everyone to stand and join him in the Pledge of Allegiance.

III. CITIZENS TIME

There were no citizens wishing to address the Planning Commission at this evening's meeting.

IV. MINUTE APPROVAL

Chairman Gonzalez asked for edits to the minutes presented.

Vice Chairman Baker moved to approve the Planning Commission minutes from March 10, 2026. 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, Commissioner Omer

V. AGENDA ITEMS

1. REZ #2025-001 - Rezoning Application for 14600 Washington Street: Recommendation to Town Council

Chairman Gonzalez asked for Town Planner Lydia Schauss to lead the discussion on the consideration of Rezoning #2025-001: the rezoning for 14600 Washington Street. Ms. Schauss updated the Commission on the changes that were requested from the previous meeting. She shared that she met with the developer after the last meeting and made the appropriate adjustments in the narrative and on the GDP. She shared, per the discussion, the TIA was expanded to do a twenty year analysis for a round-about. She provided the items that have

been included in the narrative as the following: pedestrian safety enhancements, including the crosswalk, the flashing beacon and adjustments to the curb from Greenhill Crossing to the development, as well as the brick hardscapes on the eastern portion of the development; the rear townhomes will have cantilever decks subject to ARB approval. The GDP was reflected that townhomes 4,5, 26 and 27 will be 22 foot units. She stated that the applicant and staff will continue to meet with the phasing of the development. The number of townhomes is subject to the demolition permit of the back part of the QBE building being granted by the ARB. Also the parking at the front of the building is contingent on a waiver approval from the ARB. The GDP also notes the pedestrian breezeway in the school building for easy access from one side of the building to the other and no parking along Bleight Drive. Lastly, Ms. Schauss shared that there is on going discussion on landscape buffering and fencing along Washington Street and the commercial portion of the property and the development adjacent on the east side just inside the County line. All references to the Lewis Home and School house building are aligned and up to date. She continued to state that the application has undergone substantial rendition based on staff and Planning Commission feedback. Based on staff review, Ms. Schauss shared the proposal is consistent with the Town's Comprehensive Plan and the Town's 2026 Strategic Plan. Ms. Schauss stated that the staff is recommending approval of the Schoolhouse Commons rezoning application. She shared the 5 keys findings that staff is basing their recommendation on. 1. The rezoning serves as an appropriate residential transition; 2. noting the preservation of the historic resources by keeping the school house building known as the QBE building and the Lewis home, known as the Cookie and Cream building and will be incorporating them into the development; 3. the development supports local businesses by working with the current tenants of the QBE building and moving the business from the Cookies and Cream building to the QBE building and relocating the dance studio from the back of the building to another space within the building; 4. the alignment with Town plans supporting the Town's comprehensive plan and the current strategic plan by incorporating more walkability and bike lanes along with additional streetscape and benches; 5. the development has great compatibility with the Town's character with the design of the townhomes and the property that will reflect on the same style of the existing homes surrounding the property. This emphasizes a small hometown feel and cohesive visual identity which transitions from community park to residential single family to mixed use. Ms. Schauss shared additional considerations that helped determine the staff recommendation, such as safe access in circulation of the property that will emphasize on walkability and bike access, traffic impacts are minimized compared to a by-right commercial developer, applicant has been responsive to feedback particularly the requested 20 year traffic analysis outlook for a round about, creation of additional entry/exit points on Bleight Drive and Washington Street, and the inclusion of the balance on the approach of growth and historic preservation while maintaining Town goals.

At this time, Ms. Schauss gave the floor to the applicant for their presentation. Mr. Kirk Johnson and Mr. Shavon Dosky, owners of Graystone Companies, gave a presentation on the concept of the property. Mr. Johnson showed the updates including the crosswalk at Greenhill Crossing, the streetscape along Washington Street, brick fronts on the townhomes, and the curb and gutter with no parking along Bleight Drive. He showed the pedestrian pass through within the QBE building and the demolition of the back of the building. Mr. Johnson shared that they are trying to make the QBE building more viable and create a space that the tenants can thrive by making improvements to the building. Mr. Dosky shared that they worked hard at trying to incorporate community, town staff and planning commission comments to the plan. He shared that they recognize the traffic issues in the Town but feels this is the best alternative as opposed to a by right commercial land use. After their presentation, the floor was opened for discussion. A discussion followed on the fencing and landscaping and the parking for the commercial businesses. Mr. Johnson shared that upon ARB approval for the demolition of the back part of the building, it would create more parking spaces for the commercial businesses. Town Manager Kyriazi asked the applicant to provide more information on the traffic concerns since this subject has been raised a lot at the public hearing and within discussion at the various meetings during the entirety of the process.

The traffic engineer from the group addressed the many concerns by sharing that they met with the Town and VDOT to discuss what the perimeters would be, determining the study areas and intersections. She said from the beginning Greenhill Crossing and Bleight Drive were the two focus points. She shared that they have been in the field collecting data. She continued to state that they also projected the traffic in future years. She shared that when meeting with VDOT, there was a discussion on the one way loop on the property and the confusion it causes. She stated that the team provided a solution by abandoning the loop and having one entry/exit point that is more traditional. She also shared the second entry/exit point on Bleight for better traffic control within the development. She stated that the applicant listened to the concerns of the citizens by installing a crosswalk from Greenhill to the property so that they could cross safely. She shared that this would be contingent on VDOT approval. A discussion followed on the VDOT process of the crosswalk at Greenhill Crossing and the request to abandon the one way exit point that is currently being used and the safety hazard with the exit being against the Robinson Manor development. There was also a discussion on the future growth of the Town and how this was taken into consideration into their study. Town Manager Emily Kyriazi shared past incidents that occurred at the exit point. She stated that the improvements to the property and the alignment of a proper entry/exit point will greatly benefit the Town and the area. The Planning Commission also questioned the traffic impact numbers provided. They also discussed the proposed crosswalk at Greenhill Crossing. There was also a discussion on the parking study. The Planning Commission discussed the maximum allowable heights of the townhomes. Before deciding on the recommendation to the Town Council, Chairman Gonzalez asked for any other questions or comments to the application. He shared that this property has had its history. It came with different thoughts, ideas and challenges. He stated now for the Planning Commission to decide if this idea is appropriate for changing the zoning district, the question of height and density. He continued to state that the applicant has been very accommodating to the Town's requests. Before making a motion, Chairman Gonzalez asked for a brief recess for staff to provide the resolution to be read into the record.

After the recess, Chairman Gonzalez read into the record a resolution for recommendation of approval for Schoolhouse Commons rezoning. Mr. Gonzalez moved to adopt the resolution and seconded by Commissioner Young. The motion carried by a roll call vote with 4 in favor, 1 opposed.

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

Town Manger Emily Kyriazi shared that the application will now move forward to the Town Council and a public hearing will be set.

2. Revised Capital Improvement Plan Discussion

Town Manager Emily Kyriazi presented the updated Capital Improvement Plan to the Planning Commission for review. She discussed the current items that were added and edited. She asked for final feedback from the Planning Commission to bring back to the Council. There was a discussion on the connectivity to the County at the railroad tracks on Jefferson Street. Mrs. Kyriazi stated she will add that to the CIP along with the shared use path connecting on the north end of Jefferson Street into the county. She shared that neither of the connections require Town funding. Mrs. Kyriazi shared that she will report back to the Planning Commission once the Town Council passes the budget and CIP in June.

VI. OLD BUSINESS

Town Planner Lydia Schauss provided the Old Business updates. She shared that the opening day of the Farmer's Market was very successful. She also shared additional information on the storm water grant surveying that will be taken place at the end of April. Ms. Schauss also shared that the interviewing for the Town Park RFP is continuing. She shared that some of the projects in Town are starting to wrap up, such as the Robinson Paradise development, Jordan Lane, Fayette Street lots and now the rezoning application going to the Town Council. She shared that she is starting to gather information on Comprehensive Plans from other jurisdictions. She also shared that she will start working on the zoning ordinance to allow murals and updating the sign ordinance. She provided information on the hotel site at the Crossroads Village Center.

VII. NEW BUSINESS

Town Planner Lydia Schauss shared that there are new businesses opening in the Town and will provide that information when it becomes available.

VIII. ARB UPDATES

Town Planner Lydia Schauss shared that the Architectural Review Board consider two applications for solar panels one at Kiddie Academy and the other at a residential property with both being approved.

IX. TOWN COUNCIL UPDATES

Councilmember Baker gave the Town Council updates sharing that the Council presented a proclamation to Dominion Womens Club proclaiming April as Child Abuse Awareness month. He also shared there was a public hearing on the real estate tax rate for FY27 at the April meeting. He shared the date of the Bob Weir Open Government Day scheduled for April 27. He stated that local government officials will be in Town Hall to speak with any local constituents about their concerns or answer any questions.

X. ADJOURNMENT

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

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

Submitted By:

Approved By:



Kimberly Henry, Clerk of Council



Jerome Gonzalez, Chairman