



TOWN OF HAYMARKET NOTICE OF PUBLIC HEARING PLANNING COMMISSION

Notice is hereby given that the Planning Commission of the Town of Haymarket will hold a Public Hearing on Wednesday, May 10, 2017 at 7:00 P.M. in the Haymarket Town Hall located at 15000 Washington Street, Suite 100, Haymarket, Virginia, on comprehensive changes to the Zoning and Subdivision Ordinance and the Zoning Map. The Zoning Map is being updated to reflect changes in the Zoning Ordinance along with comments received from citizens, stakeholders and public officials. Properties fronting Washington Street from Route 15 to Fayette Street not already B-2 will be rezoned to B-2 Business Commercial and four properties further east: 14841, 14845, 14851 and 14871 Washington Street will be rezoned to B-1 Town Center. Chapter 38 (Subdivision Ordinance) of the Code of the Town of Haymarket is going to be repealed and incorporated into Chapter 58 (Zoning Ordinance) to be combined into one unified code, encompassing both zoning and subdivision regulations. Zoning text amendments are proposed to allowable uses, districts, administration, and development standards as follows:

Article 1, In general, creates an ordinance introduction and reorients the purpose and applicability sections. Article 1 also re-establishes the zoning districts and sets forth an exhaustive list of definitions. The schedule of fees and special use sections are also updated to reflect town policies and state code objectives.

Article 2, Review and Approval Procedures, updates and overhauls the review processes and procedures that reflect best practices and Town staff procedures. Procedures from pre-application meetings, to submittal requirements, review procedures, and performance guarantees are covered in this section.

Article 3, Amendments, reflects a more clearly stated set of state code compliant amendment procedures already in use by the Town.

Article 4, Enforcement, sets forth the zoning enforcement procedures including zoning violations and penalties.

Article 5, Provisions for Appeal, updated the Town's appeal procedures for zoning determinations and other Board of Zoning Appeals related matters.

Article 6, Minimum Off-Street Parking and Loading, established current parking and loading standards for the Town.

Articles 7 – 13, Zoning Districts, re-writes the intent of each of the Town's zoning districts including R-1, R-2, TC, B-1, B-2, I-1 and C-1 along with the use, area, setback, height, coverage and other pertinent regulations for each zoning district.

Article 14, Old and Historic Haymarket District Overlay, reaffirms the role and responsibilities of the Board of Architectural Review and the review processes associated with that Board including the issuance of certificates of appropriateness.

Article 15, Signs, re-establishes content neutral sign regulations that are in compliance with federal law.

Article 16, Nonconforming Uses, clarifies and streamlines the treatment of non-conforming uses in compliance with state code.

Article 17, Landscaping, is a revised section of the ordinance which establishes standards for landscape architecture, site design, site buffering, and landscape screening with an emphasis on promoting economic development within the Town.

Article 18, Infrastructure, is a new section that consolidates requirements regarding open space, street furnishings, lighting, utilities and other related regulations critical to high quality development.

Article 19, Use and Design Standards, is a new section that establishes performance measures for certain uses that permits those uses to be by-right under those conditions rather than requiring a special use permit.

Article 20, Subdivisions, is a new Article that incorporates an updated version of the previous Chapter 38. This change combines the subdivision ordinance with the zoning ordinance so that all planning related land use regulations are located in one Town Code chapter.

The Ordinance draft is available on the Town's website (www.townofhaymarket.org) and for review at Town Hall located at 15000 Washington Street, between the hours of 8:00 A.M. and 4:30 P.M. Monday – Friday, phone 703-753-2600. All meetings are open to the public. Handicapped accommodations are available. This hearing will be open to the public and the Planning Commission will permit all persons desiring to be heard an opportunity to present oral testimony.

Denise Andrews
Interim Town Clerk

Publish: April 26, 2017 & May 3, 2017

Posted at Town Hall: April 21, 2017